

Kettering Town Council

MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE COMMITTEE ROOM, BOWLING GREEN ROAD, KETTERING AT
7PM ON TUESDAY 20th SEPTEMBER 2022

Councillors Present : Cllr Craig Skinner (Chair)
Cllrs James Towns, Sarah Tubbs, Keli Watts, Bev Wright and
Martyn York

Officers Present : Martin Hammond, Town Clerk

Three members of the public were present

Item Number	Description
PC22/028	Apologies Apologies for absence were received from Cllr Mitchell, for whom Cllr Wright was acting as substitute, and Cllr Pandey
PC22/029	Declarations of Interest None, although Cllr Towns referenced his residence in Burghley St during the discussion on application NK/2022/0517
PC22/030	Minutes The minutes of the meeting held on 3 rd August 2022 were approved and signed by the chair as a correct record
PC22/031	Public Session David Brown, Monica Odzemir and Cllr Anne Lee all wished to speak on application NK/2022/0531. They all referred to the poor quality design and materials for the proposed signage to be added to the new art gallery and library extension and considered it did not fit in well with the historic buildings or the wider conservation area.
PC22/032	Record of Planning Decisions by NNC June to September 2022 This report was noted.
PC22/033	Appeal Notifications and Decisions Members noted the appeal decision in respect of NK/2021/0957 (16-18 Horsemarket) and also the notification of a forthcoming appeal in respect of NK/2022/0224 for 24 Durban St.

Kettering Town Council

<p>PC22/034</p>	<p>Re-notifications and re-submissions</p> <p>NK/2022/0347 Hallwood Furniture, Beatrice Road, Kettering Outline Application: Residential development of up to 4 dwellings and associated car parking, amenity space, bin and bike stores</p> <p>The proposed on site parking is inadequate (it should be 8 spaces, not 5) but the positioning of the parking is likely, for the reasons given by the police and neighbours, to give rise to anti-social behaviour.</p> <p>KET/2018/0902 17 Lower St, Kettering. Re-submission - conversion of first and second floors, creation of third floor to provide 33 no. dwellings with associated works including lift shaft to side elevation</p> <p>It was not clear why this application has been revived and how it differs from NK/2022/0149, which the Council commented on in April 2022. As then, the Council feels that this development, whilst welcome in some respects, puts a great deal of pressure not only on the building but also on the wider area and on public services in the town centre. Since April, new building regulations became effective in June and it is not clear how the 2018 application meets them. Other comments in April concerned</p> <ul style="list-style-type: none"> - Improved cycle storage - Better energy use – - Improved heating systems (as per the comments made by environmental health) via the use of Zero carbon technologies - The lost opportunity for a communal heating system to be developed - The need for a BREAM very good rating - The absence of any detail about an on site sustainable drainage system, - The complex and difficult waste removal arrangements - A recognition that parking pressures will be intensified by the development <p>Ideally, the Council would prefer a development with fewer units within it to achieve better overall outcomes</p> <p>NK/2021/0994 3 Montagu St, Kettering Partial remodelling of Montagu House to create 1 no. apartment.</p>
------------------------	---

Kettering Town Council

	<p>The Council's comments from March 2022 still stand in respect of parking provision, waste storage and the need for better noise insulation. The revised layout looks like to it reduces light into the living areas and would seem to require fresh lighting calculations to be carried out</p>
PC22/034	<p>Consultation on planning applications in a neighbouring parish</p> <p>NK/22/0483 BP Service Station A14 Westbound, Kettering Single storey side extension</p> <p>The development represents some loss of open space and a tree and mitigation for this loss should be conditioned.</p> <p>Anglian Water's views on the impact of extra toilet provision on their infrastructure are required.</p>
PC22/035	<p>New Planning Applications</p> <p>NK/2022/0507 37 Broadway / Argyll Street Kettering Change of use of ground floor shop to two single person flats</p> <p>The Council's comments are as follows:-</p> <ul style="list-style-type: none"> - The units are very small - Lack of internal storage space - The bedrooms are likely to be impacted by noise given their location within the development - No secure storage for cycles - No sustainable design energy statement - No evidence of sustainable principles being applied to the heating system - No off site parking provision as the area has parking restrictions in place - Bin storage inadequate <p>NK/2022/0517 14 Beatrice Rd Kettering. Substitution of house types of Plots 1, 2, 3 and 8 on previous application reference NK/2021/0460 (erection of 8 no. dwellings)</p> <p>The Council's comments are as follows:-</p> <ul style="list-style-type: none"> - No electric vehicle charging points shown - Potential loss of privacy for neighbours from the second floor dormer windows - No sustainable design energy statement - No evidence of sustainable principles being applied to the heating system

Kettering Town Council

- The absence of any means of accessing the rear gardens without going through the house – e.g. for cycle parking

[NK/2022/0528](#) 88 Park Rd, Kettering : Change of use from residential dwelling (C3) to a six person HMO with conversions of outbuilding to homeworking space

The Council's comments are as follows:-

- Inadequate parking provision
- No cycle parking provision
- Unclear waste storage arrangements

[NK/2022/0531](#) Art Gallery, Sheep Street, Kettering (1 no. internally illuminated wall mounted sign

OBJECTION

The signage is not in keeping with the character of the buildings or the wider conservation area. The need for the sign to be illuminated and the manner in which it is proposed to illuminate it is not acceptable or necessary. The materials proposed are not appropriate. The applicant is urged to consult on its proposals beforehand.

[NK/2022/0335](#) 29 Market St, Full Planning Permission: Second floor rear extension and conversion of loft space to habitable accommodation. Change of use of upper floors to 6 person HMO to include rear dormer and 2 no. roof lights to front

OBJECTION

These units are simply too small and at least one of the units is below minimum space standards. The development is attempting to shoe-horn too much into the space, with the result that bins and cycles are stored on the first floor. There is insufficient living space (no room for a table in the kitchen, for example) The fire safety implications of the flat roof do not appear to have been taken into account, and its purpose is not clear. The Council is not opposed to residential use of the upper floors, but this design is unsatisfactory.

[NK/2022/0532](#) 26-27 Market St, Kettering
Commercial, Business & Service or Betting Office or Pay Day Loan Shop to Mixed Use: Ground floor and basement commercial unit and conversion of the upper floors to flat for up to 6 people

OBJECTION

As with NK/2022/0335, this proposal is attempting to squeeze too much into the available space. One of the

Kettering Town Council

	<p>bedrooms is too small for what is shown to be included. There is no internal storage space and the comments made in relation to NK/2022/0335 apply to this application.</p> <p>NK/2022/0550 105 Headlands Two and single storey rear extensions and garage extension</p> <p>There is no evidence of a sustainable design energy statement and it is not clear if cycle storage is proposed to be accommodated within the garage.</p> <p>NK/2022/0425 3 London Rd, Kettering Three storey rear extension, rear extension to floors one and two, conversion of two storey detached garage and ground floor to create 4 no. one bedroom and 2 no. two bedroom apartments</p> <p>The application represents an over development of the site. Comments already made about noise impacts and air quality are endorsed. The Council's earlier comments, (Except for electric vehicle charging points) continue to apply.</p> <p>NK/2022/0558 Kettering Rugby Club, Waverley Rd, Kettering: Erection of six flood lights around the second pitch</p> <p>The potential for light pollution experienced by neighbouring residential properties needs to be managed. This can best be achieved by a condition prohibiting the lights being used after a set time in the evening during summer and winter periods and possibly by re-positioning the floodlighting columns slightly.</p> <p>NK/2022/0492 42-44 High Street (footpath front of Nationwide), Kettering Removal of existing BT telephone box and installation of a replacement BT Street Hub with advertising under a separate application.</p> <p>The Council should ensure that the works to these and other phone boxes in the town centre should restore the public realm to their original condition as a condition of any consent, not simply by relying on the PSWA</p>
	Meeting closed at 8.10 pm

Kettering Town Council

Signed

Date