



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE TOLLER CHURCH ROOMS, MEETING LANE, KETTERING AT 7PM
ON 9TH NOVEMBER 2022

Councillors Present : Cllr Craig Skinner (Chair)
Cllrs Alexander Evelyn, Clark Mitchell, Anup Pandey, James
Towns, Sarah Tubbs, Keli Watts, and Martyn York

Officers Present : Martin Hammond, Town Clerk

Item Number	Description
PC22/043	Apologies None
PC22/044	Declarations of Interest None
PC22/045	Minutes The minutes of the meeting held on 12 th October 2022 were approved and signed by the chair as a correct record
PC22/046	Public Session None
PC22/047	Record of Planning Decisions by NNC to 2022 This report was noted. A further verbal supplement was provided on a recent decision by NNC
PC22/048	Appeal Notifications and Decisions The dismissal of an appeal against refusal of planning permission in respect of 24 Durban Rd was noted
PC22/049	Re-notifications and re-submissions NK/2022/0531 Art Gallery, Sheep St, Kettering Advertisement Consent: 1 no. internally illuminated wall mounted sign This was a 14 day renotification received on 14 th October. Members had agreed a response offline before the meeting and

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	<p>this was reproduced on the agenda and noted. The planning authority has not yet made a decision and members were to be notified when it was next due to be considered at the Area Planning Committee.</p> <p>NK/2021/0404 Hanwood Park (Parcel FOS1), Kettering. Approval of Reserved Matters (EIA): Formal Open Space to include grass pitches, other sporting and play facilities, car parking and pavilion.</p> <p>Comments as follows:-</p> <p>a) The application, whilst satisfactory as it stood, cannot be properly considered without undertanading what will be provided on the other public open spaces within the wider SUE and the developer should set out what he intends to provide across the whole site so that all appropriate sporting and leisure provision can be ensured and planned for</p> <p>b) Hanwood Park has in its DNA a vision as a sustainable development. It is disappointing to see this not reflected in the detail of the application; viz:-</p> <ul style="list-style-type: none">- Insufficient cycling parking spaces compared to the provision for cars (12 to 141). Surely this can be re-balanced without any difficulty?- No renewable energy provision on site in any of the buildings <p>c) There is still no lighting being proposed for the car park</p> <p>d) The Council acknowledges the better mix of trees that are now proposed on site</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 Council maintains its objection to this proposal. It is still a 7 flat development rather than the 6 described, and the consequences of that is that it continues to represent an over development of the site. In addition to our earlier comments,</p> <ul style="list-style-type: none">- The parking for flat 3 is not appropriate as it requires the driver to reverse out onto London Rd- The bins are not accessible where they are located
PC22/050	New Planning Applications NK/2022/0525 6 Ebenezer Place, Kettering Redevelopment of site involving the demolition of existing buildings and replacement with 3

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no. one bed apartments, 6 no. two bed apartments and 3 no. three bed apartments with parking and access.

[NK/2022/0539](#) 6 Ebenezer Place, Kettering Application for Relevant Demolition in a Conservation Area: Demolition of outbuildings

[NK/2022/0630](#) Prince Of Wales, Dalkeith Place, Kettering.

Conversion and change of use of public house and single residential flat to 7 no. flats and single retail unit

These three applications were considered together as they were on adjacent sites and in close proximity to the unauthorised development at Jobs Yard. The Council is concerned that the development activity on all three sites will be completely unmanageable for this part of town and that the planning authority will need to condition all three sites in such a way as to ensure that development takes place sequentially and in a manageable way, so as not to damage the interests and welfare of adjacent residents and businesses and not create difficulties for movement and traffic management.

All three applications should be determined by the Area Planning committee at the same time as each other to ensure that the developments as a whole are properly considered and managed, including in the context of remedial work that needs to take place to the unauthorised development abutting these sites.

Particular comments in relation to each application are:-

[NK/2022/0525](#) and [NK/2022/0539](#)

- There is no sustainable design and energy statement provided within the application
- The Council welcomes the provision of larger accommodation than is usually seen in the town centre, but fears that the larger units will require more on site parking than that provided for, even allowing for the town centre location
- The noise mitigation measures for these units needs to be carefully considered.
- Conditions regarding contaminated land remediation and archeology are required for any consents

[NK/2022/0630](#)

Objection. The Council is concerned that this proposal represents an over development of the site. In particular

- Waste management arrangements are wholly unsuitable. In reality, residents will simply leave their bins on street, blocking Jobs Yard, given the tortuous route they need to follow to put bins out
- The bedroom door to flat 4 opens directly onto the bin storage area
- The new properties will be overshadowed by development on the adjacent plot – even assuming that that development is reduced to 4 stories.

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	<ul style="list-style-type: none">- The absence of parking provision will continue to put pressure on adjacent streets and lead to more illegal parking- Access arrangements to the flats appears confusing and unclear and the police's views on the security of these arrangements is necessary- The Council regrets the loss of commercial floorspace in the town centre, and doubts that the proposed E3 retail unit will remain as such once the site is developed. <p>NK/2022/0634 26 Market Street, Kettering Second floor rear extension, loft floor with rear dormer and 3 no. rooflights to front, alteration to shop front, associated works. Change of use of upper floors to 3 no. rooms for up to 6 person HMO</p> <p>Objection. This is wholly unsatisfactory development in every respect. These units provide unsuitable accommodation, the development provides no amenities, including no waste management facilities, and makes no attempt to be sustainable in any way.</p> <p>The addition of a new doorway from Market St will cause significant harm to the shopfront, contrary to the objectives of the High Street Heritage Action Zone.</p> <p>NK/2022/0659 23 Scott Rd, Kettering. Change of use from children's day nursery on ground floor to 1 no. residential property.</p> <p>In the absence of much detail, the Council has no objection in principle to this change of use.</p> <p>NK/2022/0652 70 Warkton Lane. Replace garage with two storey extension and new garage.</p> <p>The Council queries the loss of light that this development implies for the neighbouring property to the north of it.</p>
	Meeting closed at 7.50pm

Signed

Date