



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

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

Officers Present : Martin Hammond, Town Clerk

Also present:- Cllr Anne Lee NNC

Item Number	Description
<b>PC22/051</b>	<b>Apologies</b>  Apologies were received from Cllrs Pandey and York
<b>PC22/052</b>	<b>Declarations of Interest</b>  None
<b>PC22/053</b>	<b>Minutes</b>  The minutes of the meeting held on 9 <sup>th</sup> November 2022 were approved and signed by the chair as a correct record
<b>PC22/054</b>	<b>Public Session</b>  Cllr Anne Lee (NNC) attended to speak on item NK/2021/0291
<b>PC22/055</b>	<b>Record of Planning Decisions by NNC September to December 2022</b>  This report was noted. Decisions on two further applications, relating to art gallery signage and a drive through restaurant at Stanier Close, were reported verbally.
<b>PC22/056</b>	<b>Re-notifications and re-submissions</b>  <a href="#">NK/2022/0347</a> Hallwood Furniture, Beatrice Rd, Kettering (All Saints Ward) 21 day renotification - Outline Application: Residential development of up to 4 dwellings and associated car parking, amenity space, bin and bike stores  RESOLVED that the Council's previous comments be reiterated

# Kettering Town Council

	<p>Members were updated on responses the clerk had made to two 7 day re-notifications received between meetings on applications <a href="#">NK/2022/0347</a> and <a href="#">NK/2022/0634</a> and endorsed the comments made.</p>
<b>PC22/057</b>	<p><b>New Planning Applications</b></p> <p><a href="#">NK/2022/0716</a> Wren Spinney School, Westover Road, Kettering (St Peters ward) Full Planning Permission: Mobile classroom building with additional car parking and associated works</p> <p>This application was supported, with comments as follows:-</p> <ul style="list-style-type: none"><li>- The applicant should be asked to develop an active travel plan to reduce demand for parking spaces</li><li>- Electric vehicle charging points should be provided</li><li>- A sustainable design and energy statement should be provided for the temporary building</li><li>- The development would need to take care to avoid damage to existing tree roots</li></ul> <p><a href="#">NK/2022/0734</a> Kettering Electrical Centre, 11 Stamford Road, Kettering (All Saints ward) Full Planning Permission: Convert first floor three bedroom flat into two single bedroom flats and part of ground floor shop premise into one single bedroom flat with associated works</p> <p>Comments are</p> <ul style="list-style-type: none"><li>- The bin storage under the stairs is not ideal, and there should be a fire risk and ventilation assessment provided before any consent is issued, or it should be conditioned.</li><li>- There should be a noise impact assessment given the proximity of the flats to existing commercial uses</li></ul> <p><a href="#">NK/2021/0291</a> Hanwood Park Urban Extension (Ise ward, but also affecting Avondale Grange and Pipers Hill wards). Outline application. All matters reserved for the erection of up to 3,386 dwellings, including associated schools, district and local centres, hotel, healthcare, employment, formal and informal open space, including play facilities, roads and associated infrastructure.</p> <p>It was agreed that the Council should respond on the issue of the vehicular crossing over the Ise into Elizabeth Road and address other aspects of the development at their next meeting.</p>

# Kettering Town Council

	<p>Cllr Lee spoke against the route of the access road because of the adverse impact it would have on the Green Patch.</p> <p>Members supported the need to protect the Green Patch but also recognised that a proper solution for westerly traffic movements from the development – in addition to Deeble Rd – was required. The impact of a route across the lse into Elizabeth Road had further shortcomings for the residents of this part of the Grange Estate, and in highway terms, and therefore remained an unsatisfactory solution to traffic movement to and from the development.</p> <p>After debate and voting, it was determined that the Council would object to the proposed route of the access road after it crossed the lse and connected to Elizabeth Road.</p> <p>The Council considers that this crossing is amended so that one of the three following outcomes is achieved:-</p> <ul style="list-style-type: none"><li>- It is converted to a cycle and pedestrian only route</li><li>- The road (and if necessary the red line of the outline application) is designed so as to avoid any land take from the Green Patch</li><li>- a new crossing further south to connect into Central Avenue instead is provided.</li></ul> <p>It was also agreed that the construction management plan should specify that construction vehicular movements along Warkton Lane should be prohibited.</p>
	Meeting closed at 8.03 pm

Signed .....

Date .....