



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE TOLLER CHURCH ROOMS, MEETING LANE, KETTERING AT 7PM
ON 11TH JANUARY 2023

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

Officers Present : Martin Hammond, Town Clerk

| Item Number | Description |
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| PC22/058 | Apologies Apologies were received from Cllr Sarah Tubbs |
| PC22/059 | Declarations of Interest Cllr York declared an interest in Item NK?2021/0291 (provision of secondary school - as part of the Hanwood Park Outline planning application)) as a governor of South Field School Academy trust Cllr Towns declared an interest in item KET/2020/0121 Weekley Wood Lane as the signer of a petition against the planning application. |
| PC22/060 | Minutes The minutes of the meeting held on 7 th December 2022 were approved and signed by the chair as a correct record. |
| PC22/061 | Public Session None |
| PC22/062 | Record of Planning Decisions by NNC September to December 2022 This report was noted. |
| PC22/063 | Appeal Decisions Decisions in respect of NK/2022/0172 (2 Langley Way, Kettering) and NK/2022/0261 (25 Montagu St, Kettering) were reported and noted. |

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| PC22/064 | Re-notifications and re-submissions NK/2022/0525 6 Ebenezer Place, Kettering. Full Planning Permission: Redevelopment of site involving the demolition of existing buildings and replacement with 3 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 Members had no further comments to make on either of these applications. NK/2022/0425 3 London Rd, Kettering (Pipers Hill ward) Full Planning Permission: 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. This application was now due to be considered by NNC on 17 th January and therefore the question posed by the applicant to the Town Council about amendments to his application were considered to have been overtaken and members re-iterated their earlier observations. |
| PC22/065 | Consultation on planning applications in a neighbouring parish KET/2020/0121 Weekley Wood Lane, Kettering. Full Planning Permission (EIA): 5 no. B8 warehouses, 1 no. B2 general industry building, service yards, parking, drainage, landscaping and 3 no. substations. (This is a subsequent application accompanied by an Environmental Statement). It was agreed that in addition to their previous comments, the following observations should be submitted to NNC:- In broad terms, the Town Council is disappointed that the application represents a significant loss of habitat, woodland and open space without much mitigating actions. The failure of the applicant to present a masterplan for the whole of the area allocated within the Local Plan means that it is impossible to reliably judge – and, indeed set out – what net bio-diversity gain can be achieved on the site subject to this application. The layout makes no attempt to minimise habitat or woodland loss, and would benefit from either a better layout or less units in total being shoe-horned into the site. A masterplan for the whole of the allocated site not just this section is necessary for the planning authority to arrive at a sound decision which ensures mitigation for the loss of both woodland and grassland. In specific terms:- <ul style="list-style-type: none">- The application should not have to rely on a fossil fuel heating system and a renewable energy system needs to be included within any consent; |

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| | <ul style="list-style-type: none">- The application should guarantee the application of BREEM very good standard and not qualify its application on grounds of commercial viability- The bio-diversity standards as set out in the report still require updating, and the January 2023 comments of the Wildlife Trust are supported. A habitat management plan is essential |
| PC22/066 | <p>New Planning Applications</p> <p>NK/2021/0291 Hanwood Park Urban Extension. 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>The committee discussed aspects of the development and masterplan and concluded</p> <ul style="list-style-type: none">- That the overall design of the district centre was positive and therefore welcomed.- There needed to be definitive statement of the space set aside for health services within the application, but that the assumption should be that a combined health and wellbeing approach should be taken to delivering communities facilities within the district centre by combining services within shared buildings- The provision of facilities for the delivery of health services should be required when the 2500 house trigger was reached- There was a lack of information about early years provision within the application- The construction management plan should set out the requirement of haul roads to be used for construction traffic for most purposes- The trigger for the Weekley and Warkton Avenue should remain at 2500 houses- The comments by Natural England in relation to habitat assessments are supported- The planning authority should re-instate the East Kettering Liaison Forum to improve engagement with stakeholders about the development <p>NK/2022/0719 25 Montagu St Kettering (All Saints ward) Full Planning Permission: Sub-division of unit 8 to create 1 no. additional unit with 1 no. additional parking and bicycle space</p> <p>Comments:-</p> <ul style="list-style-type: none">- An additional electric vehicle charging point would be required- There is no built in storage in the subdivided units <p>NK/2022/0737 25 Montagu St Kettering (All Saints ward) Application for Listed Building Consent: Insertion of internal door and alterations to sub-divide unit 8 to create 1 no. additional unit</p> |

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Comments – as above

[NK/2022/0732](#) 4-9 Judes Court, Kettering (St Michaels ward)
Full Planning Permission: Creation of 12 additional social-housing apartments

Comment – application fully supported

[NK/2022/0751](#) 137 Wellington Street, Kettering. Full Planning Permission: Change of use of outbuilding to 2 no. flats with amenity space

Comments

- There needs to be a parking beat survey as this area is already under a lot of parking pressure
- There needs to be a sustainable design and energy statement submitted
- The upper floor balcony is not in keeping with the rest of the street scene.
- Bin storage is next to the ground floor bedroom window and not ideal

[NK/2022/0757](#) 7 Rosebery Street (land adj) Kettering Full Planning Permission: 1 no. dwelling

Comments

- Insufficient information about electric vehicle charging points and cycle parking
- No built in storage
- No sustainable design and energy statement submitted.

[NK/2022/0743](#) Kettering General Hospital. Retention of 2 storey car park

Comment – no objection

[NK/2022/0725](#) 29 Market St, Kettering 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. rooflights to front

Objection – the Council's earlier comments about an earlier application on this site apply; the proposal represents an over development for the site; the units are too small and represent an undesirable standard of living accommodation. The Council is not opposed to residential use of the upper floors, but this design is unsatisfactory

[NK/2022/0759](#) 57-59 Montagu Street, Kettering Full Planning Permission: Change of use from retail to 10 person HMO with amendments to fenestration. Creation of rear courtyard, bin and bicycle stores

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| | <p>Objection</p> <ul style="list-style-type: none">- This is an over development of the site- The development could potentially accommodate 20 people; the proposed parking provision for the size of development is unworkable – School Lane car park is too far away, it will be too expensive for residents to buy season tickets to park there (as suggested in the application) and the car park is not large enough to accommodate all the nearby residential demand, (including this application) and retain its principal role as a car park for visitors to the town centre.- There is no sustainable design and energy statement submitted- Insufficient cycle parking provided- The downstairs street facing bedrooms will face onto the tables and chairs located outside the next door restaurant- Bin storage arrangements are unclear. |
| | Meeting closed at 8.06pm |

Signed

Date