



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE TOLLER CHURCH ROOMS, MEETING LANE, KETTERING AT 7PM
ON 8th MARCH 2023

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

Also present Cllr Maggie Don

Officers Present : Martin Hammond, Town Clerk

Item Number	Description
PC22/076	Apologies Apologies were received from Cllrs Pandey and York
PC22/077	Declarations of Interest Cllr Skinner declared a non-pecuniary interest as a resident potentially in earshot of the Woolcomber public house (application NK/2023/0050)
PC22/078	Minutes The minutes of the meeting held on 15 th February 2023 were approved and signed by the chair as a correct record
PC22/079	Public Session None
PC22/080	Record of Planning Decisions by NNC January to date 2023 This report was noted and verbally updated .
PC22/081	Appeal Notifications NK/2022/0426 4 Pinewood Close (land adj.), Kettering Full Planning Permission: 1 no. bungalow. The appeal in respect of this site was noted.

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PC22/082	Re-notifications KET/2020/0292 Grange Methodist Church Stamford Rd. Erection of 8 new dwellings (Avondale Grange ward) A 14 day renotification had been received and responded to between meetings; the changes proposed were in accordance with this Council's previous comments.
PC22/083	New Planning Applications NK/2023/0050 The Woolcomber, St John's Rd, Kettering (Ise ward) Full Planning Permission: Erection of 3 no. dwellings to rear of site with associated parking and landscaping. Raised decking to front of site, reconfiguration of existing car park and provision of a children's play area <i>Play area</i> – no objections <i>Outside decking area</i> – the Council has concerns that the location will allow noise to travel across the residential area on the St. John's Road frontages, and if consent is to be given, then a noise barrier of some kind between the road and the decked area will be required. <i>Housing proposal</i> - OBJECTION <ul style="list-style-type: none">- The site is in an unsatisfactory location and as such represents over development ;- The houses would overlook the bungalows in Slim Close,- it reduces parking availability at the pub and will oblige customers to park on street in adjoining areas,- There are no proposals to mitigate the noise nuisance that will be experienced as a result of the houses directly facing the existing outdoor seating area of the pub - the comments made by environmental health on this point are fully endorsed- Waste collection arrangements are not clear but would suggest the need to leave bins at the car park entrance some way from the houses and effectively in a public space on collection days, NK/2023/0072 14 Ostlers Way, Kettering (St Michaels and Wicksteed ward (Neighbourhood Plan area). Outline Application: Outline planning application for one dwelling with access OBJECTION this proposal runs counter to the emerging neighbourhood plan and results in a precedent for the loss of

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garden land at the rear of Headlands; It therefore represents over development.

[NK/2023/0088](#) Lake Avenue, 52 Torvill Crescent (land opposite), Kettering (St Peters Ward) Determination - telecommunications: 5G telecoms installation: H3G 15m street pole and further additional equipment cabinets

No additional comments from that provided in respect of NK/2022/0445 in August 2022

[NK/2023/0059](#) 10-12 Horsemarket, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from gym to taxi business.

No objections although it is noted that the change of use has already occurred.

[NK/2023/0099](#) 34-38 Gold St, Kettering (Wm Knibb ward) Conversion of the rear of the commercial units at ground floor level to C3 residential use to create 2 no. studio flats, with access via the rear

The Council has some concerns about the quality of the living accommodation being created; in particular

- The security of the premises given their isolated location in a secluded part of town and the reliance on access through the alleyway next to the former New Look shop which has been the focus for anti-social behaviour and crime in the past
- The arrangement of the living accommodation, especially for flat 1 and the absence of built in storage space for this flat
- The absence of a sustainable design and energy statement
- Concerns about light levels achieved in both flats
- The misleading impression that parking is available to the residents when it is not

[NK/2023/0047](#) Jaspers Bar, Meeting Lane, Kettering (Wm Knibb ward) Full Planning Permission: 1 no. additional flat to first floor and roof extension to form 2 no. additional flats, with cladding

OBJECTION – the loss of the pitched roof and its replacement by a flat roof extension would be out of character for the area.

In addition there are

- Inadequate cycle storage arrangements

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	<ul style="list-style-type: none">- Inadequate refuse storage arrangements- No indication of the low carbon technologies intended for the development as required by building regulations and how these impact on the design and layout – existing measures are not likely to meet the required targets, so some amendments to comply with building regulations are required.- no built in storage in one of the third floor flats- The new flats will increase parking pressure on the area which cannot be met by off street provision in the vicinity. <p>NK/2023/0062 27 Station Rd, Kettering (Wicksteed and St Michaels ward) Full Planning Permission: Creation of additional floor to accommodate 2 no. dwellings</p> <p>There is no sustainable design and energy statement and the waste management arrangements are unclear.</p>
	Meeting closed at 8.05 pm

Signed

Date