



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE TOLLER CHURCH ROOMS, MEETING LANE, KETTERING AT 7PM
ON WEDNESDAY 3RD MAY 2023

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

Officers Present : Martin Hammond, Town Clerk

Two members of the public were present

Item Number	Description
PC22/093	Apologies Apologies were received from Cllr Watts, for whom Cllr Wright was acting as a substitute.
PC22/094	Declarations of Interest Cllr Mitchell declared an interest in NK/2023/0198 and left the meeting during the discussion on this application.
PC22/095	Minutes The minutes of the meeting held on 5 th April 2023 were approved and signed by the chair as a correct record
PC22/096	Record of Planning Decisions by NNC April 2023 This report was noted.
PC22/098	Applications relating to another parish – Kettering Energy Park draft masterplan consultation The committee considered the draft masterplan proposals submitted by the prospective developers of Kettering energy park, which was the subject of consultation. Members welcomed the introduction of new renewable energy provision at or near Burton Wold and the concept of using the energy generated there to power new development in the immediate vicinity. They welcomed the prospect of new jobs in the area, particularly if they were “green collar” jobs.

Kettering Town Council

	<p>Aspects of renewable energy which would not be helpful was any biomass which relied on burning imported wood pellets.</p> <p>Members were also concerned about :-</p> <ul style="list-style-type: none">a) Access to the site – although recognising that the intended access was from J11 of the A14 measures to ensure that traffic did not use the A6 and particularly did not have to access the site through Finedon were vital; at the very least some upgrading of the highway infrastructure at Finedon would otherwise be essential . The A510 between the site entrance and J11 also needed a significant upgradeb) The size and scale of employment buildings on site – no assurances had been given in the masterplan about building size and scale and how they would fit into the topography of the site without becoming very intrusive. The masterplan should aim to place limits on the height and footprint of buildings and the developer should work to assume the site was not just another logistics hub.
<p>PC22/098</p>	<p>Re-notifications and re-submissions</p> <p>NK/2022/0014 15 Neale Ave Kettering Full Planning Permission: Demolish existing extensions to flats, alter existing building back to single dwelling with associated works, erect two detached dwellings with associated landscaping and access</p> <p>Comments – the changes have not addressed the Council's earlier comments, which therefore still stand. Comments by neighbours about tree coverage and wildlife strengthen the argument for a full ecological survey being completed before the application is determined.</p>
<p>PC22/099</p>	<p>New Planning Applications</p> <p>NK/2023/0209 98b Montagu Street, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from taxi office to takeaway</p> <p>No comments</p> <p>NK/2023/0162 Railway Station, Station Road, Kettering (Wm Knibb ward) Application for Listed Building Consent: Installation of access ramp and railings</p>

Kettering Town Council

	<p>No objection – the materials proposed for the ramp do not appear to be particularly in keeping with the building.</p> <p>NK/2023/0198 Unit 1, Bryn Hafod Our Lady's Convent School, Hall Lane, Kettering (St Peter's ward) Full Planning Permission: Erection of single domestic garage</p> <p>No comments</p> <p>NK/2023/0175 13 The Close, Kettering (St Michaels/Wicksteed ward) (neighbourhood plan area) Full Planning Permission: Conversion of integral garage to habitable accommodation with associated works</p> <p>Agreed to submit the comments of the Neighbourhood Planning Committee members viz;</p> <p>The conversion of garages to accommodation means that cars are parked outside. In this case the road (The Close) is a private road and parking is better for the residents. Where conversions push more cars on the public highway this compounds parking issues. On the specific application this type of conversion is not unknown in the area.</p> <p>NK/2023/0078 213 Rockingham Road, Kettering (All Saints ward) Full Planning Permission: Single storey side extension with alterations to existing windows and doors and conversion of garage to habitable accommodation. Double garage and garden room with storage above to rear of site</p> <p>Comments</p> <ul style="list-style-type: none">a) agreed to support the comments of the highway authority in respect of parking, cycle parking and Electric vehicle charging pointsb) To question whether the application should also address security lighting and its potential impact on neighbours if it is to be installed
PC22/100	Enforcement issues Ebenezer Place <p>With the permission of the chair, Cllr Mitchell raised an enforcement issue concerning the misuse of NNC property at Ebenezer Place where the operators of Just Pizza had effectively appropriated NNC land for a private car parking space, having previously secured planning consent to use this space for tables and chairs associated with their business.</p>

Kettering Town Council

	RESOLVED that the clerk write to NNC asking them to take the necessary enforcement action to end this abuse.
	Meeting closed at 7.50 pm

Signed

Date