



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE TOLLER CHURCH ROOMS, MEETING LANE, KETTERING AT 7PM
ON 2nd AUGUST 2023

Councillors Present : Cllrs Alexander Evelyn, Clark Mitchell, James Towns, Sarah Tubbs and Bev Wright ,

Officers Present : Martin Hammond, Town Clerk

One member of the public was present

Item Number	Description
PC23/019	Apologies Apologies for absence were received from Cllrs Robin Carter, Anup Pandey and Craig Skinner. In the absence of both chair and deputy chair, Cllr Tubbs was elected as chair for this meeting.
PC32/020	Declarations of Interest None declared
PC32/021	Minutes The minutes of the meeting held on 5 TH July 2023 were approved and signed by the acting chair as a correct record
PC23/022	Public Session Jonathan from MIND attended and spoke on item P23/025.
PC32/023	Record of Planning Decisions by NNC July to date 2023 This report was noted. The report was updated with several recent decisions received in the last 24 hours including two application on the committee's agenda below
PC22/024	Appeal Notifications Members noted the submission of an appeal in respect of NK/22/0751 137 Wellington Street, Kettering and agreed there was no need to make any further submission.
PC23/025	Non determination of a planning application

Kettering Town Council

	<p>A report was submitted, accompanied by a copy of a letter from MIND to NNC, which detailed the history of planning application NK/2022/0454 for premises in Beatrice Rd, Kettering. The application, submitted in mid 2022 and which had been supported by the Town Council, remained undetermined by NNC, and MIND have complained about the delay, which has been largely created by the determination of another application (NK/2022/0347) to the premises next door, which has constrained what might be possible on the subject site. Jonathan from MIND outlined more of the history and circumstances of the case and expressed MIND's frustration that a perfectly acceptable planning application lay undetermined because of errors on NNC's part in how they had handled it.</p> <p>RESOLVED that the Town Council write in support of MIND's case, urging a speedy and pragmatic resolution of the case in the interests of progressing the development and the resulting much needed facilities that MIND had planned to provide.</p>
PC22/026	<p>Re-notifications and re-submissions</p> <p>Two re-notified applications:-</p> <ul style="list-style-type: none">- NK/2023/0047 Jasper's Bar, Meeting Lane, Kettering- NK/2022/0759 57-59 Montagu Street, Kettering <p>had been considered, consulted on with members between meetings and responded to, and in both cases, the Town Council had maintained their original objections.</p>
PC22/027	<p>New Planning Applications</p> <p>NK/2023/0380 St Lukes Close, 399 St Johns Road (land adj) Kettering (Ise ward) 15m 5G telecoms installation: H3G street pole and additional equipment cabinets</p> <p>OBJECTION – the proposed location was too near 399 St John's Rd and would be detrimental to the amenity of those residents.</p> <p>NK/2023/0333 113 Rockingham Road, Kettering (Northfield ward) Full Planning Permission: Change of use from C3 dwelling house to C2 supported living accommodation for 3 children</p> <p>No objections</p>

Kettering Town Council

[NK/2023/0373](#) Percy Hawkins and Sons Ltd, Carey Street, Kettering (Wm Knibb ward) Full Planning Permission: Erection of 9 no. dwellings

No objections, but

- There was no built in storage shown on the plans for the internal layout of the dwellings
- The application had not addressed the need to show a bio-diversity gain from the development
- There was no sustainable design and energy statement submitted
- There were no electric vehicle charging points shown
- Although referred to in the design statement, there was no depiction of cycle storage on the plans
- The houses have two sets of steps between the public footway and the paths leading to front doors and no obvious mitigation, e.g. ramps, for disability access.”
- The waste collection arrangements, as highlighted by the waste authority are inadequate

The Council welcomed the proposed drainage attenuation system.

[NK/2023/0391](#) 103a Montagu Street (land to rear), Kettering (All Saints ward) Outline Application: Outline consent for development of land, including change of use, for minimum of 7 no. residential flats and associated works with all matters reserved except access

OBJECTION

The application lacks a great deal of information at this point , namely

- The need to address the likelihood of land contamination given the history of the site
- Noise assessments given the existing surrounding uses
- A sustainable design and energy statement
- A bio-diversity survey especially given the possibility of bats living on site
- The absence of a Sustainable Drainage System proposed for the properties, i.e. no on site stormwater attenuation
- Measures to properly address access into and out of Tresham St

The layout of the car park requires improvement to allow ease of manoeuvring.

[NK/2023/0366](#) Stamford Road / Clarence Road (Corner of) Kettering (All Saints ward) Full Planning Permission: Installation of a CCTV camera column with a concrete base

Kettering Town Council

	<p>Not considered as this had been determined by the planning authority that week.</p> <p>NK/2023/0367 Bath Road / Nelson Street (Corner of), Kettering) (All Saints ward) Full Planning Permission: Installation of a CCTV camera column with a concrete base</p> <p>Not considered as this had been determined by the planning authority that week.</p> <p>NK/2023/0441 27 Station Road, Kettering (St Michaels and Wicksteed Ward) Full Planning Permission: Creation of additional floor to accommodate 2 no. dwellings</p> <p>No objections although it was not clear from the various shading plans what impact the extra storey would have on light levels in the general area.</p> <p>NK/2023/0377 90-92 Headlands Kettering (St Michaels/Wicksteed ward – neighbourhood plan area) Full Planning Permission: 2 no. dwellings with garages and access.</p> <p>Application supported as a positive gain for the locality. There is some loss of open space entailed which should be addressed by measures to improve bio-diversity.</p>
	Meeting closed at 7.45 pm

Signed

Date