



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE MUNICIPAL OFFICES, BOWLING GREEN ROAD, KETTERING AT
7PM ON 6TH DECEMBER 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

Also present:- Harry Frankland, co-opted member, Neighbourhood Planning
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Item Number	Description
PC23/0 43	Apologies Apologies for absence were received from Cllr Robin Carter.
PC23/0 44	Declarations of Interest None
PC23/0 45	Minutes The minutes of the meeting held on 8 th November 2023 were approved and signed by the chair as a correct record
PC23/0 46	Public Session Mr Frankland asked to speak on application NK/2023/0665
PC23/0 47	Record of Planning Decisions by NNC October to December This report was noted.
PC23/0 48	Appeal Notifications An appeal against refusal of planning permission had been made in respect of 14 Ostlers Way, Kettering (NK/2023/0072), which was to be heard by written representations. RESOLVED that no new comments needed to be submitted.

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<p>PC23/0 49</p>	<p>Unauthorised development, Jobs Yard</p> <p>Members were provided with a letter from the Leader of North Northamptonshire Council setting out the decision of the High Court to require the complete demolition of the unauthorised development in Jobs Yard, by 28th February 2024.</p>
<p>PC23/0 50</p>	<p>New Planning Applications</p> <p>NK/2021/0292 Hanwood Park, Cranford Road, Kettering (Ise ward) Outline Application (EIA): All matters reserved for the erection of up to 3,383 dwelling units, including mixed pupil secondary school with sixth form, up to three separate primary/junior schools, with on site day nursery and Special Educational Needs/Disabilities provision, district commercial, business and service uses centre with three separate areas forming local centres, hotel, healthcare facilities, community building with five playing courts and associated facilities, employment uses, formal and informal open space, including play facilities, and sports pitches, structural landscaping, biodiversity parkland, details of drainage and associated infrastructure.</p> <p>The following issues were discussed</p> <ul style="list-style-type: none">- the proposed downgrading of Access C,- the Active Travel Strategy t- the Monitor and Manager approach for the highways infrastructure and the WeWaA,- the changes to the masterplan around the District Centre. <p>and it was RESOLVED that</p> <ul style="list-style-type: none">a) the proposed downgrading of access C be fully supportedb) the active travel strategy be fully supportedc) that there still needed to be a northern route out of the development, to take pressure off Deeble Rd and Warkton and Weekley villages, even if the exact route and specification for the WeWaA was to change; the monitor and manage approach to highways infrastructure ran the risk of being a reactive approach and what was needed was a planned and proactive strategyd) the changes to the masterplan around the district centre were supported, although it was not clear from the details how and where the intended sports hall would be re-provided.

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[NK/2023/0636](#) Rhombus House, 4 Riley Road, Kettering (St Peters ward) Full Planning Permission: Single storey steel frame extension to rear.

No objections

[NK/2023/0665](#) 125 Headlands, Kettering (Wicksteed and St Michaels ward) (Neighbourhood plan area) Full Planning Permission: Front wall with railings and gates.

Harry Frankland spoke on this item.

OBJECTION

The wall and gates are too large and therefore out of keeping with the street scene. The proposals therefore conflict with criteria a). and b) of Policy 5 of the Neighbourhood Plan. A development which was smaller in scale would be more appropriate.

[NK/2023/0596](#) Wilco Motor Spares Ltd (land adj.) Stamford Road / access via Carey Street, Kettering (Wm Knibb ward)
Full Planning Permission: Erection of boundary treatment

Comments –

- a) the large concrete gate supports are unattractive
- b) the proposed fencing is not in keeping with the character of the area.

[NK/2023/0642](#) Kettering Rugby Club, Waverley Road, Kettering (Pipers Hill ward) Full Planning Permission: Single, two storey and first floor extensions, external staircase and associated works

No objections

[NK/2023/0703](#) 79-83 London Road, Kettering (Pipers Hill ward)
Full Planning Permission: Change of Use from Care Home to eighteen bedroom HMO for up to eighteen persons

OBJECTION

- a) over development – the proposed HMO would put too much pressure on parking in the area – the parking beat survey was not carried out at a time when the area experiences its highest intensity parking, which is during the day, when there are visitors to the hospital and local shops.
- b) The parking spaces on site are small and almost certainly will not accommodate the number of vehicles suggested
- c) There should be electric vehicle charging points provided to the on site parking
- d) There are no proposals for cycle storage

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- e) In terms of internal layout, the 2nd bathroom on the ground floor is remote from the four bedrooms
- f) Two of the bedrooms on the first floor, despite their labelling as having 9sq and 10sq metres space do not appear from plan measurement to be that large
- g) The views of the EHO in respect of noise and air quality are supported
- h) The amenity area at the rear is too small for the intended number of residents
- i) A sustainable design and energy statement should be required from the applicant to address energy efficiency, water conservation, and the application of low carbon technologies.

[NK/2023/0643](#) 29 Market St, Kettering (Wm Knibb ward)
Full Planning Permission: Change of use of first and second floor retail storage space to 1 no. flat and amended shop front

OBJECTION

In broad terms, the creeping conversion of a retail street to a residential one is opposed by the Council – this is a prime town centre site which should continue to perform a commercial purpose.

The application is lacking detail about

- Waste storage and access
- Parking
- Cycle storage
- Built in storage

The relocation of the doorway will result in the loss of the distinctive floor tiling associated with the existing doorway.

[NK/2023/0693](#) 32 Boddington Road, Kettering (Wicksteed/St Michaels) Full Planning Permission: 1 no. dwelling to be semi-detached to No. 32 and associated works

OBJECTION

The proposed development will result in loss of light for the neighbouring property, and will result in loss of privacy to the property on Silverwood Rd to the rear of it.

The development will have an enclosing effect on the street scene, resulting in an unbroken run of buildings for some considerable length.

There is no sustainable design and energy statement submitted

The development will increase parking pressure on the street.

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	<p>NK2023/0729 Maplefields Community Centre, Beatrice Road, Kettering (All Saints ward) Full Planning Permission: Change of use of land from (F1) former school site to (F2) community hall use.</p> <p>No objections</p>
PC23/0 51	<p>Renotifications</p> <p>NK/2023/0047 Jasper's Bar, Meeting Lane, Kettering (Wm Knibb ward). Full Planning Permission: Creation of 8 flats (one existing and 7 new).</p> <p>No additional comments</p>
	Meeting closed at 8.15pm

Signed

Date