



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE TOLLER CHURCH ROOMS, MEETING LANE, KETTERING AT 7PM
ON 5TH JULY 2023

Councillors Present : Cllr Robin Carter (Deputy Chair)
Cllrs Alexander Evelyn, Clark Mitchell, James Towns, and
Bev Wright ,

Officers Present : Martin Hammond, Town Clerk

Item Number	Description
PC22/012	Apologies Cllrs Pandey, Skinner and Tubbs
PC22/013	Declarations of Interest Cllr Carter declared an interest in item NK/2023/0352 and left the room whilst it was discussed.
PC22/014	Minutes The minutes of the meeting held on 6 th June 2023 were approved and signed by the chair as a correct record
PC22/015	Public Session None
PC22/016	Record of Planning Decisions by NNC April to June 2023 This report was noted. It was verbally updated by a decision received on the day in respect of NK/2023/0291, which had been approved with conditions.
PC22/017	Re-notifications and re-submissions 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 It was reported that this renotification had been dealt with after consultation with members, between meetings, and the Council's objection had been maintained.

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<p>PC22/018</p>	<p>New Planning Applications</p> <p>NK/2023/0310 184 Kingsley Ave Kettering (All Saints ward) Full Planning Permission: Change of use from Use Class E (hairdressers) to Use Class A5 (hot food takeaway)</p> <p>OBJECTION This is not a suitable use for this location without extensive mitigating actions.</p> <ul style="list-style-type: none">- There should be a parking beat survey to establish if the traffic generated by the new use can be accommodated within the road network locally- The proposed opening hours are too long and will cause noise and nuisance in a predominately residential area- There is no ventilation statement about how cooking smells will be dealt with, nor any noise assessment for the premises or the ventilation equipment that would be required- There is a lack of detail about how the premises will be converted internally- There is no sustainable design and energy statement <p>NK/2023/0304 Headland Taxi Co, 6 Linnell Way, Kettering (St Peters ward) Full Planning Permission: Rebuild fire damaged industrial unit 2 and replace roof to adjoining unit 1</p> <p>No objection</p> <p>NK/2022/0732 4-9 Judes Court, Kettering (St Michaels/Wicksteed ward) Full Planning Permission: Creation of 12 additional social-housing apartments</p> <p>Application supported. The planning authority is asked to have regard to the police's comments, which the Town Council endorses.</p> <p>NK/2023/0324 10 Judes Court, Kettering (St Michaels/Wicksteed ward) Full Planning Permission: Change of use from ground floor office space to 3 no. flats with amendments to fenestration</p> <p>Comments</p> <ul style="list-style-type: none">- The recommendations arising from the noise impact assessment should be conditioned- Cycle storage should be provided- Electric vehicle charging points should be considered.
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[NK/2023/0296](#) 42 Poplars Farm Rd
Full Planning Permission: Creation of 8 detached bungalows

OBJECTION

The site plan and the layout plans show a different footprint to each other. The highway access is unclear and the development seems to exceed the number of units that can be accessed off a single unadopted highway. Access for emergency vehicles is not clear. There is a lack of information about parking, cycle storage, electric vehicle charging points. There is no sustainable design and energy statement. The application does not address the bio-diversity on site and how it can be replaced; a tree survey is required.

[NK/2023/0352](#) Ronald Tree Nursery School, Laburnum Crescent, Kettering Avondale Grange ward)
s.73A Retrospective Application: Construction of a timber gazebo

No objections

[NK/2023/0359](#) Windmill Avenue/ St Marys Road (Junction at), Kettering (Pipers Hill and St Michael's/Wicksteed ward)
Full Planning Permission: Installation of a CCTV camera column with a concrete base

No objections

[NK/2023/0363](#) Eskdail Street (Land at), Kettering (All Saints ward/William Knibb ward)
Full Planning Permission: Installation of a CCTV camera column with a concrete base

No objections

[NK/2022/0364](#) St Edwards Church (Land adj), London Road Kettering (Wicksteed/St Michaels ward)
Full Planning Permission: Installation of a CCTV camera column with a concrete base

The siting of the equipment is not good as it will detract from the view of the front of St Edwards church building as it is approached from St Mary's Rd; a better location should be found.

[NK/2023/0368](#) ATC Hut, Northampton Road, Kettering (St Peters ward) Full Planning Permission: Replacement single storey building

No objections.

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	<ul style="list-style-type: none">- A construction management plan and restrictions on the timings of construction will be needed to avoid congestion at this location.- A sustainable design and energy statement is required and the development would benefit from solar panels and a heat pump.
	Meeting closed at 7.35pm

Signed

Date