

Kettering Town Council

MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE COUNCIL CHAMBER, BOWLING GREEN ROAD, KETTERING AT
7PM ON WEDNESDAY 3rd NOVEMBER 2021

Councillors Present : Cllr Martyn York (Chair)
Cllrs Alexander Evelyn, Clark Mitchell, Emily Fedorowycz,
James Towns, and Keli Watts

Officers Present : Martin Hammond, Town Clerk

No members of the public or press present

Item Number	Description
PC21/26	Apologies Apologies for absence were received from Cllrs Pandey, Perritt and Skinner
PC21/27	Declarations of Interest Cllr Towns declared a pecuniary interest in application NK/2021/0764. He left the meeting whilst this application was considered.
PC21/28	Minutes The minutes of the meeting held on 6 th October were approved and signed as a correct record.
PC21/29	Public Session None
PC21/30	Planning Applications re-submitted by NNC for consideration NK/2021/0690 Cunliffe Drive (land at), Kettering At the last meeting, the Committee had objected to this application, on grounds of tree loss and proposed that the building could be turned through 90 degrees to minimise tree loss. After an initial dialogue instigated by the applicant's agent and with the planning authority, the applicant had resubmitted their application with an onsite replacement planting scheme, to mitigate the loss of habitat. After consideration, members considered that the new measures were sufficient to address most of their concern and they AGREED to withdraw their earlier objection

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	<p>NK/2021/0789 98 Lower Street, Kettering</p> <p>The Planning Authority has pointed out that this application was originally approved by it in 2018 and that this application is a renewal. In answer to their question about whether the Town Council wished to maintain its objection and possibly defend that at any appeal, they had been advised that the Council stands by its comments, on the basis that since 2018 there has been a sea change in the mix of residential properties in or near the town centre and a more urgent need to address sustainability issues. This response was endorsed by the Committee.</p>
<p>PC21/31</p>	<p>New Planning applications</p> <p>The following comments were made</p> <p>NK/2021/0743 and NK/2021/0742 Royal Hotel, Market Place, Kettering Listed Building Consent.</p> <p>Application fully supported</p> <p>NK/2021/0803 Chesham House, Lower St, Kettering Listed Building Consent:</p> <p>Application fully supported</p> <p>NK/2021/0665 32 Havelock St, Kettering</p> <p>Objection</p> <ul style="list-style-type: none">a) The creation of yet more flats on this street represents over development, additional pressure on parking and further denudes the local housing mixb) The units proposed are too smallc) The LPA should satisfy themselves that issues raised by environmental health and environmental care are fully addressed in its determination <p>NK/2021/0814 1 Lindsey St Kettering</p> <p>Objection</p> <ul style="list-style-type: none">a) A 9 bed proposal represents over development of the siteb) There is insufficient parking on site for the no of unitsc) There is insufficient information about the extent to which the development meets sustainable design, insulation and energy requirements within policy

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In addition:-

- d) Safeguards are required to ensure the survival of the tree on site
- e) Bin storage is insufficient – there are either not enough bins to be provided, or not enough space for the right number
- f) There are no EV charging points proposed
- g) There are inconsistencies in the plans about the inclusion of ornate windows in the elevations
- h) There is insufficient information about how traffic noise is to be mitigated

[NK/2021/0817](#) 116 London Rd, Kettering

The application could benefit from inclusion of zero-carbon technologies for heating and more information about energy efficiency and carbon reduction

[NK/2021/0826](#) 128 Havelock St, Kettering

Objection

- a) Over development of the site
- b) Over concentration of flats in this area
- c) The size of the proposed flats being too small
- d) Absence of sustainable development measures within the proposal, notably regarding zero-carbon energy technologies to be used, the lack of EV charging points from the proposals,
- e) Insufficient information on bin storage

The Council also supports the comments by the highways authority and environmental health.

[NK/2021/0295](#) and [NK/2021/0296](#) Gala Bingo Hall, High St, Kettering

The Council welcomes proposals to redevelop this site and the mix of uses within it. This is an important building and it is necessary to secure a good quality outcome. The Council therefore considers more work or clarification is required on:-

- a) The application of BREEAM standards
- b) Design and access statements, especially concerning disabled access to upper floors
- c) Sustainable design and energy statements
- d) Ventilation
- e) Waste management
- f) Noise impact assessments

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	<p>It notes the absence of drawings that describe the rooftop uses.</p> <p>NK/2021/0762 Former Billson Steel works site, Sackville St</p> <p>The Council has no objections to this application, although the open space at the rear of plots 1-12, which is assumed to be communal space, does not look like an effective solution to providing open space for these units.</p> <p>The inclusion of some EV charging points on site should be conditioned.</p> <p>Further information about energy efficiency and insulation measures is required.</p> <p>NK/2021/0764 30a Regent St, Kettering</p> <p>No objections</p> <p>NK/2021/0660 Pytchley Lane & Pytchley Road (land between), Kettering. Re-notification.</p> <p>The Council noted the measures taken to address its previous objections and that these had also satisfied the Environment Agency and Natural England. The Council remains concerned about the flood risk arising from and to the proposed building, and asks the planning authority to ensure that the development is fully conditioned on BREEAM rating, ecology, flooding and environmental impact. If these can be fully met through the conditions on any consent, the Council would withdraw its objections.</p>
PC21/032	<p>Planning Policies and their application</p> <p>It was AGREED that the clerk would seek clarification from the planning authority about:-</p> <ul style="list-style-type: none">a) Whether any training was available for town and parish councillors on the most effective way to respond to planning applications and what NNC would like to see addressed in a consultation responseb) How it had identified areas at risk of flooding, and what it considered the appropriate attenuation and alleviation measures in areas of riskc) What is parking allocation policies were and whether there was any plan to review them

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	d) Its policies on dwelling sizes
PC21/033	Representation at NNC Planning Committees AGREED that where an application to which this Council had made an objection was to be considered at an NNC planning committee, then the clerk would, where possible, advise members and invite the chair or other member to represent the Council at that meeting.
	Meeting closed at 8.02 pm

Signed

Date