

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 1st DECEMBER 2021

Councillors Present : Cllr Martyn York (Chair)
Cllrs Clark Mitchell, Daniel Perrett, Craig Skinner, James
Towns, Keli Watts

Officers Present : Martin Hammond, Town Clerk

No members of the public or press present

Item Number	Description
PC21/34	Apologies Apologies for absence were received from Cllrs Evelyn, Fedorowycz and Pandey
PC21/35	Declarations of Interest The Chair, Cllr York, declared an interest in item NK/2021/0655, Regent St and left the meeting during its consideration. The meeting elected Cllr Towns to take the chair during this item. In relation to item NK/2021/0924, Cllr Watts indicated that she knew the applicant, but was not a close associate.
PC21/36	Minutes The minutes of the meeting held on 3 rd November were approved and signed by the chair as a correct record.
PC21/37	Public Session None
PC21/38	Record of Planning Decisions by NNC Noted
PC21/39	Representation at NNC Planning Committees The chair outlined his experience of attending the NNC Area Planning Committee and that committee's view on the benefits of converting unused buildings irrespective of the quality and concentration of particular uses.

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	<p>It was acknowledged that the Town Council needed to be judicious about which applications it sought to oppose at Area Planning Committee.</p> <p>It was further agreed that a neighbourhood plan which sought to better manage development in and around the town centre might be helpful, and the clerk was asked to explore options with the planning officers at NNC.</p>
PC21/40	<p>Planning Applications re-submitted by NNC for consideration</p> <p>The following comments were made</p> <p>NK/2021/0655 37 Regent Street, Kettering</p> <p>The application was still missing information on how the development would meet sustainable development standards, had still not attracted comments from the NHS about its capacity to absorb the workload generated by the development and could still benefit from the provision of some electric vehicle charging points.</p> <p>NK/2021/0766 8 Market Place, Kettering</p> <p>Members were concerned that the dedicated parking space for this development had reduced rather than increased, as a result of space being provided for bin storage and cycle parking. There was sufficient overall space in the car park to properly provide for residents, bank staff and bank customers.</p> <p>In any case, the amount of cycle storage was only half that required by policy.</p> <p>The application still did not address sustainable design standards.</p> <p>NK/2021/0706 Chancery House, 4A Dalkeith Place, Kettering</p> <p>Improvements to the development were acknowledged around apartment size, parking, the size and location of bin storage and cycle storage, but the retail unit still had no bin storage provision and sustainability principles were still not being applied throughout the development.</p>
PC21/41	<p>New Planning Applications</p> <p>The following comments were made</p>

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	<p>NK/2021/0861 Adjacent to 92 Headlands, Kettering</p> <p>No objections but any consent needed to</p> <ol style="list-style-type: none">Reflect the 8 recommendations contained within the ecological impact assessmentSeek to retain or replace the boundary hedgerow to maximise bio-diversityRecognise that the application is within the boundary of the emerging Headlands Area Neighbourhood Plan and that any detailed application should be in conformity with those emerging policiesA different access to the site requiring only one visibility splay would reduce the impact of this development on road side parking; the two proposed access points will remove 6 on road parking spaces in an area of the street relied on by staff and pupils of Bishop Stopford School. <p>KET/2020/0124 6-7 Newland St, Kettering</p> <p>No objections but concerns expressed about – insufficient cycle storage, the need for ventilation to be conditioned in respect of the internal bin store. There is no mention of zero carbon technologies. The post boxes should be re-located, as per the police’s comments.</p> <p>NK/2021/0921 16A Wellington St, Kettering</p> <p>Support the application. It could benefit from more explicit reference to the use of zero carbon technologies and insulation proposals.</p> <p>NK/2021/0924 Hall Close, Kettering (land adjacent)</p> <p>No objection but the application would benefit from</p> <ul style="list-style-type: none">- Electric vehicle charging provision- Cycle storage provision- The use of on site renewables such as insulation, and passivhaus standards- An on site planting scheme <p>Meeting closed at 8.06 pm</p>
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Signed

Date