

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 6th OCTOBER 2021

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

Officers Present : Martin Hammond, Town Clerk

Cllr Dez Dell was also present

Item Number	Description
PC21/021	To receive and accept apologies for absence Cllrs Pandey, Perritt, Skinner and Watts
PC21/022	Declarations of Interest None
PC21/023	The minutes of the meeting of the committee held on the 1 st September 2021 were approved and signed
PC21/024	Public Session None
PC21/025	Planning Applications The following comments were made on the applications submitted;- NK/2021/0693 7A Dalkeith Place, Kettering Insufficient parking and no provision for bins. NK/2021/0692 16 - 18a Horsemarket, Kettering Insufficient parking – the local authority should consider the merits of linking its development with dedicated use of the Queen St car park for the residents living in the proposed development. Potential over development of the area. The local authority should consider the mix of uses in the area. There are a large number of proposals for the creation of small flats in the town centre, all of which will bring with them similar pressures on parking, movement, and which could represent market saturation.

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Design statement does not adequately address sustainable development principles.

[NK/2021/0706](#) Chancery House, 4A Dalkeith Place, Kettering

Objection on the grounds of

- Insufficient parking and mix of spaces
- The size of the apartments – the flats are less than 37 sq metres in size
- No cycle storage shown
- Bin storage is inadequate and too far from the highway
- The application fails to demonstrate sustainable development principles

[NK/2021/0690](#) Cunliffe Drive (land at), Kettering

Objection - the development represents a significant loss of trees, and the alignment of buildings could be amended to avoid the loss of at least half the trees.

Any approval needs to be conditioned to ensure the risk of leaks from generators is minimised and mitigated.

[NK/2021/0555](#) Former mechanic garage, Crown Street, Kettering

Objection on the grounds that this represents over development of the area, and a smaller number of larger houses would be more appropriate. This development will put further pressure on parking availability in the street

The application also needs to address the following points:-

- Cycle storage provision is required
- The application fails to demonstrate sustainable development principles
- There needs to be a condition addressing contamination risk

The Town Council notes the use of artificial grass within the development; it would prefer to see this balanced by tree or shrub planting to improve bio-diversity

[NK/2021/0731](#) Kettering General Hospital, Rothwell Road, Kettering

No objection.

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[NK/2021/0537](#) 72 Duke Street, Kettering (renotification)

No fresh objections. The local authority should continue to consider the mix of development in and close to the town centre to avoid an over concentration of small flats.

[NK/2021/0741](#) 25 Dalkeith Place, Kettering

No objections

[NK/2021/0596](#) 63 Valley Walk (land adj), Kettering (renotification)

The Town Council maintains its previous comments

[NK/2021/0627](#) Dalkeith House, Dalkeith Place, Kettering

This had been determined by the planning authority in advance of this meeting, so was withdrawn from consideration.

[NK/2021/0654](#) The Former Swan Public House, 44 Montagu Street, Kettering

The Town Council supports the view of the local highway authority in respect of on site parking and further off site parking may be required to meet the need generated by the development.

Cycle storage is required.

[NK/2021/0789](#) 98 Lower Street, Kettering

Objection – the Town Council regrets the loss of a larger family home in favour of yet further small flats in the town centre and the local authority should consider the impact of this application on the mix of housing options in the area.

Clarification is required on the application's proposed means of energy usage and insulation, and the installation of zero carbon technologies ought to be included within the proposals.

[NK/2021/0793](#) Derwent Builders Yard, Gladstone Street, Kettering

No objections

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	<p>NK/2021/0766 8 Market Place, Kettering</p> <p>The Town Council supports comments by neighbours that there is insufficient dedicated parking attached to the development. However, there is plenty of space within the Barclays car park at the rear of the building and more of this space should be allocated to the residential development.</p> <p>The development has not demonstrated that it meets sustainable design principles. The applicant should consider the installation of solar panels and improve building insulation.</p> <p>NK/2021/0785 Midland Bank House, 9-11 High Street, Kettering</p> <p>No objections</p>
Meeting closed at 8.03 pm	