

# Kettering Town Council

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Municipal Offices  
Bowling Green Road  
Kettering  
Northants  
NN15 7QX

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**To: All Members of the Kettering Town Council Planning Committee**

**You are requested to attend a meeting of the Kettering Town Council Planning Committee on at 7pm on 4<sup>th</sup> May 2022 at the Municipal Offices, Bowling Green Road, Kettering, Northants, NN15 7QX**

**The press and public are welcome to attend this meeting please contact the Town Clerk to book a place.**



**Martin Hammond  
Town Clerk, Kettering Town Council  
27<sup>th</sup> April 2022**

## **AGENDA**

- PC21/72 To receive and accept apologies for absence
- PC21/73 Declarations of Interests
- PC21/74 To agree the minutes of the last meeting held on 6<sup>th</sup> April 2022
- PC21/75 Public Session Members of the public are invited to address the Council in respect of any planning application on the agenda. Each contribution lasting a maximum of 3 minutes with the session lasting a maximum of 15 minutes
- Members of the public should be aware that Kettering Town Council Council does not make the decision on whether to approve or refuse planning permission. This is done by North Northamptonshire Council. The Town Council is a consultee and is able to pass on their view to North Northamptonshire Council.*
- PC21/76 **Record of Planning Decisions** (attachment)

PC21/77 **Appeal against refusal of planning approval, Hogs Head site, Kettering** (attachment)

[NK/2021/0692](#)

We have been notified of the submission of an appeal in respect of this application. Respondents have until 10<sup>th</sup> May to submit material to the planning inspectorate. Views are sought on whether to make a submission. The attached letter from NNC explains the process and timetable.

PC21/78 **General Development Order, Kettering General Hospital** (attachment)

To consider any response to the proposal to introduce a General Development Order to cover the area of land occupied by KGH. Attached is a covering letter and a draft copy of the Order.

PC21/79 **Re-notifications**

[NK/2021/0762](#) Former Billson Steel Site, Sackville Street,  
Full Planning Permission: 19 no. dwellings

*The Council's comments in March were*

*Members noted the changes to the application which had occurred since the last consultation, and supported the changes to the layout and provision of dedicated gardens which they had proposed last time.*

*The following comments were made:-*

- *Absence of electric vehicle charging points*
- *Absence of cycle parking provision*
- *Need for pathway lighting*
- *Inadequate bin storage arrangements*
- *Further information about energy efficiency and insulation measures is required*

[NK/2021/0892](#) Poplars Farm Road (land between 30 and 34),  
Kettering

s.73 Application: Variation of conditions 2 and 3 of KET/2019/0180 in respect of condition 2 (amended plans) and condition 3 (materials) for Plots 1 & 2. To amend design of plot 2 and correct the depth dimensions of 34 Poplars Farm Road which were misrepresented

under planning application KET/2019/0180. Chimney features added to plots 1 and 2.

The Council's comments in February were

*No objections, but any consent should ensure that parking provision was compliant with policy and a landscaping condition is recommended to ensure adequate screening with trees and shrubs.*

[NK/2022/0098](#) Phase 4, Westhill (land at), Kettering

s.73 Application: Variation of conditions 1 (approved plans) and 2 (parking spaces) of KET/2016/0607 (Appearance, scale, layout and landscaping in respect of KET/2006/0541, residential development for 151 dwellings): proposed changes to house types associated with 59 homes (parcels 4A and 4B) including design and material changes and to take account of Nationally Described Space Standards and Updated Part M of the Building Regulations (disabled access and adaption). Changes also include more space for the existing landscape, which has matured since the original approval, and makes more allowance for the drainage ditch on the northern boundary.

The Council's comments at the last meeting were:-

**OBJECTION**

*The Council is of the view that the applicant has sought to reduce the space provided for parking, by artificially reducing the actual number of bedrooms in each property with the inclusion of a "study" which will in reality be used as a bedroom by occupiers. This is simply going to store up medium and long term problems for the public realm on this development and create a poorer quality of life. The Council fully supports the comments of the highway authority.*

*The development proposals also fail on a number of other fronts*

- *EV charging points*
- *The overall size of the units proposed*
- *Energy efficiency measures*
- *Mitigation for loss of habitat*

[NK/2021/0989](#) 119 Rockingham Rd, Kettering

Full Planning Permission: Conversion of 2 no. flats to create 2 no. additional flats with fenestration amendments to rear and side ground floor.

Last considered in January. The Council's comments then were:-

*Objection on the following grounds*

- a) *Over development of the building leading to flats which are too small, with very constrained access to the second floor*
- b) *Inadequate bin storage*
- c) *Failure to comply with policies in the core spatial strategy in respect of the traffic and noise impact on the residents from the surrounding area.*

**RE-NOTIFICATION RESPONDED TO SINCE THE LAST MEETING:-**

[NK/2022/0016](#) (and 0017) Unit 2 Green Lane, Kettering  
Change of use from office/storage to residential and linked listed building consent.

This renotification was received in early April and the consultation period expired in mid April. The revised plans removed the sky lights which had been a feature of the original application and replaced them with normal windows in the south west elevation. The committee had expressed some caution about this aspect of the plans. The clerk confirmed support for the revision. The Council's other points about cycle and bin storage and insulation had not been reflected in the revised application as yet, but may be conditioned.

PC21/80

**New Planning Applications**

**Members are asked to consider and comment on the following applications:-**

[NK/2022/0221](#) 80 Neale Ave Kettering  
Full Planning Permission: Change of use from dwelling (C3a) to children's home (C2) for up to five children

[NK/2022/0220](#) 137 Wellington St, Kettering  
Full Planning Permission: Change of use of outbuilding to 2 no. flats

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[NK/2022/0224](#) 24 Durban St (land adj)  
Full Planning Permission; 1 no new dwelling

## **Members are asked to note the following applications that have been received by NNC:-**

[NK/2022/0095](#) 8 Wells Close, Kettering  
Full Planning Permission: Conversion of garage to habitable accommodation

[NK/2022/0195](#) 1-5 Grange Place, Kettering  
Advertisement Consent: 1 no. internally illuminated fascia sign and 1 no. internally illuminated fascia letters on rails

[NK/2022/0205](#) 20 Salisbury St, Kettering  
Full Planning Permission: Outbuilding extension with amended fenestration

[NK/2022/0207](#) Morrisons Supermarket  
Full Planning Permission: Replacement refrigeration plant on roof

[NK/2022/0237](#) 23 Westhill Drive, Kettering  
Full Planning Permission: Single story front and rear extensions, rooflight to front, remove conservatory and dormer window to rear

[NK/2022/0238](#) 5 Margaret Rd, Kettering  
Full Planning Permission: Erection of rear single storey extension to replace single storey side extension and rear conservatory

[NK/2022/0227](#) 147 Neale Ave Kettering  
Full Planning Permission: External wall insulation to front and side elevations

[NK/2022/0229](#) 145 Neale Ave Kettering  
Full Planning Permission: External wall insulation to front and side elevations and replacement of gutters and downpipes

[NK/2022/0243](#) 5 Heather Road, Kettering  
Full Planning Permission: Single storey rear extension

[NK/2022/0254](#) 14 St Philips Close, Kettering  
Full Planning Permission: Two storey rear extension with dormer window. Relocate entrance to side elevation with porch, ground and first floor windows. Replace original entrance with window

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[NK/2022/0261](#)

Unit 2330, Kettering Parkway

Full Planning Permission: Change of use from educational/training facility (F1) to a flexible storage/distribution/industrial use (E/B2/B8)

NK/2022/0253

158 St Johns Rd, Kettering

Full Planning Permission: Single storey front extension, single storey rear and first floor side extension. Gable roof over existing first floor bay window and conversion of garage to habitable room

*(not on the NNC website at the point of publication)*

PC21/81

## **FOR INFORMATION**

**Outline planning application Weekley Wood Lane** – notification of consideration of [KET/2020/0303](#) at NNC Area Planning Committee 5<sup>th</sup> May 2022.

NOTE:- The original consultation on this application pre-dates the Town Council's creation and we have not been consulted since April 2021 on any aspect of the application. The space for consultation responses has therefore expired.

Accepting that the application may affect the town council's area, it may be that town councillors wish to attend to set out their view of the impact of the application on their town council wards, in which case they should notify NNC of their wish to do so.