

Kettering Town Council

www.ketteringtowncouncil.gov.uk
e-mail clerk@ketteringtowncouncil.gov.uk

Municipal Offices
Bowling Green Road
Kettering
Northants
NN15 7QX

Tel 01536 697490

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 20th September 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 beforehand as spaces are limited.



**Martin Hammond
Town Clerk, Kettering Town Council
8th September 2022**

AGENDA

- PC22/028 To receive and accept apologies for absence
- PC22/029 Declarations of Interests
- PC22/030 To agree the minutes of the last meeting held on
- PC22/031 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 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.*
- PC22/032 Record of Planning Decisions (attachment)

PC22/033 **Notification of Appeals**

[NK/2022/0224](#) 24 Durban St (land adj) - 1 new dwelling

The appeal and application documents can be viewed at www.kettering.gov.uk/planningapplications. The Council's statement will be available to view after 20/09/2022. The list of documents will be updated as the appeal proceeds. New comments can be made before **20/09/2022**.

In May 2022, the Town Council said – The Council notes that this application is similar to earlier ones to which the Council had objected. The new proposed building is an improvement on previous proposals, as it seeks to address some of the earlier concerns, but it is still quite overbearing given the size of the plot. A light survey is required to establish whether this will have a detrimental effect on neighbours

PC22/034 **Re-notifications and re-submissions**

[NK/2022/0347](#) Hallwood Furniture, Beatrice Road, Kettering (All Saints Ward)

Outline Application: Residential development of up to 4 dwellings and associated car parking, amenity space, bin and bike stores

The Council considered this in June and commetned that

- *It is not clear how big the 5 residential units are and therefore what parking needs they would generate*
- *There is, anyway, no provision for visitor parking on site*
- *The plans do not show electric vehicle charging points*

[KET/2018/0902](#) 17 Lower St, Kettering (William Knibb ward)

Full Planning Permission: Re-submission of KET/2018/0902 conversion of first and second floors, creation of third floor to provide 33 no. dwellings with associated works including lift shaft to side elevation (Although techncially a re-submisison, the Town Council has not seen this application previously).

[NK/2021/0994](#) 3 Montagu St, Kettering (All Saints ward)

Full Planning Permission: Partial remodelling of Montagu House to create 1 no. apartment.

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The Council considered this in March and commented that

- *Inadequate parking provision even for a town centre location; the town council also endorses the Highway Authority's comments*
- *Waste storage information missing*
- *Access poor – there seems to be a ladder or staircase sited in front of a door*
- *Need for better noise insulation*
- *Cycle storage is located on the first floor with no reasonable means of access to it*

PC22/035 **Consultation on planning applications in a neighbouring parish**

[NK/22/0483](#) BP Service Station A14 Westbound, A14 Bypass, Kettering (Broughton parish)
Full Planning Permission: Single storey side extension

PC22/036 **New Planning Applications**

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

[NK/2022/0507](#) 37 Broadway / Argyll Street Kettering (St Michaels and Wicksteed ward)
Full Planning Permission: Change of use of ground floor shop to two single person flats

[NK/2022/0517](#) 14 Beatrice Rd Kettering (All Saints ward)
Full Planning Permission: Substitution of house types of Plots 1, 2, 3 and 8 on previous application reference NK/2021/0460 (erection of 8 no. dwellings)

[NK/2022/0528](#) 88 Park Rd, Kettering (All Saints ward)
Full Planning Permission: Change of use from residential dwelling (C3) to a six person HMO with conversions of outbuilding to homeworking space

[NK/2022/0531](#) Art Gallery, Sheep Street, Kettering (Wm Knibb Ward)
1 no. internally illuminated wall mounted sign

[NK/2022/0335](#) 29 Market St, Kettering (William Knibb ward)
Full Planning Permission: Second floor rear extension and conversion of loft space to habitable accommodation. Change of use of upper

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floors to 6 person HMO to include rear dormer and 2 no. roof lights to front

[NK/2022/0532](#) 26-27 Market St, Kettering (William Knibb ward)
Part 3 Class G - Commercial, Business & Service or Betting Office or Pay Day Loan Shop to Mixed Use: Ground floor and basement commercial unit and conversion of the upper floors to flat for up to 6 people

[NK/2022/0550](#) 105 Headlands (St Michaels/Wicksteed ward)
Full Planning Permission: Two and single storey rear extensions and garage extension - *within the Headlands Neighbourhood Plan area*

[NK/2022/0425](#) 3 London Rd, Kettering (Pipers Hill ward)
Full Planning Permission: Three storey rear extension, rear extension to floors one and two, conversion of two storey detached garage and ground floor to create 4 no. one bedroom and 2 no. two bedroom apartments

[NK/2022/0558](#) Kettering Rugby Club, Waverley Rd, Kettering (Pipers Hill ward) Full Planning Permission: Erection of six flood lights around the second pitch

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

[NK/2022/0474](#) 46 Warkton Lane, Kettering (Ise Ward)
Full Planning Permission: Single storey rear extension, garage conversion to habitable accommodation, alterations to ground floor windows / doors as specified and detached garage to front

[NK/2022/0487](#) 11 Gipsy Lane, Kettering (St Peters Ward)
Full Planning Permission: Single storey rear extension with extension to balcony above, two storey rear extension and alterations to some fenestration

[NK/2022/0492](#) 42-44 High Street (footpath front of Nationwide), Kettering (William Knibb ward)
Full Planning Permission: Removal of existing BT telephone box and installation of a replacement BT Street Hub with advertising under a separate application

[NK/2022/0488](#) 98 Gipsy Lane, Kettering (St Peters Ward)
Full Planning Permission: Single storey rear extension

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[NK/2022/0509](#) 30 Pipers Hill Road, Kettering (Pipers Hill Ward)
s.73 Application: Variation of conditions 2 and 3 of NK/2021/0152 in respect of approved plans and materials

[NK/2022/01510](#) 16 St Nicholas Close, Kettering (Ise ward)
Single storey rear extension to extend beyond the rear wall of original property by 4.5m with a maximum height of 4.0m and an eaves height of 2.10m

[NK/2022/0511](#) 16 Beaulieu Court, Kettering (Ise ward)
Full Planning Permission: Single storey rear and side extensions, erection of garage and replacement first floor side window

[NK/2022/0512](#) 17 Clarence Rd, Kettering (Avondale Grange ward)
Certificate of lawfulness – flat roofed dormer to rear.

[NK/2022/0514](#) 37 Hall Close, Kettering (St Peters ward)
Full Planning Permission: Single storey side extension with render, alter rear door to window

[NK/2022/0515](#) 117 Hawthorn Road Kettering (St Michaels/Wicksteed)
Full Planning Permission: Ground floor and first floor rear extensions

[NK/2022/0519](#) 25 St Stephens Road, Kettering (Ise ward)
Full Planning Permission: Single storey rear extension with roof lantern, additional window to side elevation and replacement detached garage with workshop

[NK/2022/0523](#) 17 Taylor Drive, Kettering (Ise ward)
Full Planning Permission: Two storey rear extension

[NK/2022/0538](#) 12 Hawthorn Rd, Kettering (St Michaels/Wicksteed ward)
Full Planning Permission: Ground floor side and two storey rear extensions

[NK/2022/0548](#) 9 Hall Lane, Kettering (St Peters ward)
Full Planning Permission: Raised deck on the South side of dwelling

[NK/2022/0571](#) Park House, Park Ave, Kettering (All Saints ward)
Full Planning Permission: Partial remodelling of Montagu House to create 1 no. apartment

[NK/2022/0579](#) 35 Haweswater Rd, Kettering (St Peters Ward)
Full Planning Permission: Single storey rear extension and garage conversion