

Kettering Town Council

www.ketteringtowncouncil.gov.uk

Municipal Offices
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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 1st December 2021 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
24th November 2021**

AGENDA

- PC21/034 To receive and accept apologies for absence
- PC21/035 Declarations of Interests
- PC21/036 To agree the minutes of the last meeting held on 3rd November 2021
- PC21/037 **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.

- PC21/038 **Record of Planning Decisions by NNC** - attachment

PC21/039 **Representation at NNC Planning Committees - discussion**

PC21/040 **Planning Applications – Re-notifications**

[NK/2021/0655](#) 37 Regent Street, Kettering

Full Planning Permission: Redevelopment of site comprising 14 no. supported living apartments, associated office and staff accommodation, access, landscaping and parking

The Town Council in September did not object to the application, but raised the following points :-

- Lack of NHS commentary about capacity in the primary care system
- Lack of car parking – more than 12 required
- No electric car charging points
- Inadequate space for larger vehicles to manoeuvre in the car park
- Lack of character of the outside of the building. The new design doesn't reflect the original Grade 2 listed building
- More information required on sustainable measures in terms of efficiency/on-site composting etc.

[NK/2021/0766](#) 8 Market Place, Kettering

Full Planning Permission: Change of use of first/second floors from offices to 7 no. apartments with associated parking and bike/bin stores. Installation of external staircase and amendments to fenestration to rear

The Town Council in October made the following comments:-

- 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.
- The development has not demonstrated that it meets sustainable design principles. The applicant should consider the installation of solar panels and improve building insulation

A further renotifications occurred between committees but with a 7 day deadline which expired last week:-.

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

Conversion of first and second floor offices to 6 no. one bedroom apartments with associated works to ground floor

The Town Council had objected in October on the grounds of

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

The application had been revised to reduce the number of units from 8 to 6, there had been a significant increase in the size of the bin storage area and this had been relocated to nearer the highway. Cycle storage had been introduced. The reduction of units made the parking provision more acceptable. On this basis, these elements of the Council's objections were withdrawn, but the remaining concern about sustainable development principles was maintained.

PC21/041 **New Planning Applications for consideration**

[NK/2021/0861](#) Adjacent to 92 Headlands, Kettering

Outline application Up to 2 no. dwellings and associated works with all matters reserved except access

Note – this application falls within the Headlands Neighbourhood Plan area and would be affected by the emerging plan policies. Please see appendix at end of this agenda which sets out the comments of the Neighbourhood Planning Group

[KET/2020/0124](#) 6-7 Newland St, Kettering

Full Planning Permission: Change of use of first and second floor retail storage (A1) to 8 x residential apartments (C3) with rear infill extension to second floor and extend existing stairwell including internal cycle storage and internal refuse area

[NK/2021/0921](#) 16A Wellington St, Kettering

Full Planning Permission: Conversion of commercial property to 1 no. residential dwelling and associated works

[NK/2021/0924](#) Hall Close, Kettering (land adjacent)

Full Planning Permission – Two new dwellings

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

[NK/2021/0858](#) 16 High St, Kettering

Application for Listed Building Consent: Interior alterations to non-original walls and fittings to include reposition and replace desk counters, alterations to suspended ceiling where works to the internal partitions are proposed, reconfigurations to walls and replace ceiling tiles

[NK/2021/0853](#) 1 Winterbourne Close, Kettering

Full Planning Permission: Two storey side extension to replace conservatory, loft conversion in main roof with rooflights. raise eaves in 1.5 storey part so the eaves heights are matching and enlarge first floor window

[NK/2021/0867](#) 98 Blandford Ave, Kettering
Full Planning Permission: Single storey rear extension

[NK/2021/0873](#) 15 Braithwaite Close, Kettering
Full Planning Permission: Single storey front extension to attached garage and first floor side extension

[NK/2021/0862](#) 60 Bowhill, Kettering
Full Planning Permission: Front and rear dormer extensions, single storey rear extension, front canopy over reinstated entrance and alterations to roof

[NK/2021/0895](#) 100 Saunders Close, Kettering
s.73A Retrospective Application: Wooden outbuilding to front garden

[NK/2021/0900](#) 7 West Way, Kettering
Full Planning Permission: Single storey rear and side extension with hipped roof, skylights and associated works

[NK2021/0872](#) 22 Bracken Close, Kettering
Full Planning Permission: Change of use of outbuilding to salon

[NK/2021/0906](#) 102 St Catherine's Road, Kettering
Full Planning Permission: Single storey front extension

[NK/2021/0907](#) 113 Centre Parade, Kettering
Full Planning Permission: Two storey side extension, single storey rear extension, loft conversion with dormer to rear and rooflights and bay window to front

[NK/2021/0129](#) 6 Kenilworth Drive, Kettering
Full Planning Permission: Single storey rear extension with creation of outdoor covered area to side

[NK/2021/0908](#) 4 Malvern Close, Kettering
Full Planning Permission: Side extension to garage

[NK/2021/0918](#) 117 Hawthorn Rd, Kettering
Full Planning Permission: First floor and ground floor rear extensions with roof lantern, two rooflights to existing rear, replacement and alterations to windows and front door

APPENDIX

COMMENTS BY HEADLANDS NEIGHBOURHOOD PLANNING GROUP ON [NK/2021/0861](#)

1. The Members will be aware that the SWK(HC) Neighbourhood Plan is about to be submitted. Whilst there are still a number of stages to go through before any referendum we would point out that the Plan emphasises that any development in this area should be in keeping with the character of the surrounding development. The Application is only for access with all other matters reserved. The marker we would put down is when any further Application is received it should demonstrate how the proposed development is in keeping
2. The Application indicates off street parking which is to be welcomed. We would point out that the provision of two access splays will remove approximately 6 on road spaces. These spaces are used by the staff and pupils of Bishop Stopford school. This will mean these vehicles finding an alternative set of spaces. There is already a degree of congestion at the south end of Headlands and this will compound this.
3. A different access to the site requiring only one splay would reduce the impact on road side parking

