

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 12th January 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. Please note restrictions on gatherings in enclosed spaces apply to this meeting and attendees will need to wear a mask and maintain social distance.



**Martin Hammond
Town Clerk, Kettering Town Council
5TH January 2022**

AGENDA

- PC21/042 To receive and accept apologies for absence
- PC21/043 Declarations of Interests
- PC21/044 To agree the minutes of the last meeting held on 1st December 2021
- PC21/045 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.

- PC21/046 Record of Planning Decisions (attachment)

PC21/047 **Re-notifications**

The following applications have been re-submitted or amended:-

[NK/2021/0295](#) Gala Bingo Club, 19 High Street, Kettering
Full Planning Permission: Change of use to mixed flexible uses within Class E including business, leisure and community workspaces with associated works, including creation of new access to rear and landscaping

[NK/2021/0296](#) Gala Bingo Club, 19 High St, Kettering
Full Planning Permission: Change of use of part of bingo hall to retail-led mixed flexible use including 6 no. ground floor eateries with provision of communal seating area, mixed Class E use on upper floor, rooftop restaurant and associated works

Both these applications were considered at the November meeting. Members commented as follows:-

The Council welcomes proposals to redevelop this site and the mix of uses within it. This is an important building and it is necessary to secure a good quality outcome. The Council therefore considers more work or clarification is required on:-

- a) The application of BREEAM standards*
- b) Design and access statements, especially concerning disabled access to upper floors*
- c) Sustainable design and energy statements*
- d) Ventilation*
- e) Waste management*
- f) Noise impact assessments*

It notes the absence of drawings that describe the rooftop uses.

[NK/2021/0826](#) 128A Havelock St, Kettering
Full Planning Permission: Erection of 6 no. flats and associated parking, to replace existing buildings

This application was considered at the November meeting and members objected to the application on the following grounds:-

- a) Over development of the site*
- b) Over concentration of flats in this area*
- c) The size of the proposed flats being too small*
- d) Absence of sustainable development measures within the proposal, notably regarding zero-carbon energy technologies to be used, the lack of EV charging points from the proposals,*
- e) Insufficient information on bin storage*

The Council also supports the comments by the highways authority and environmental health.

The revised application contains amended Plans, Cycle Store, Noise Assessment, Contamination Risk Assessment, all submitted in response to objections and consultee comments.

PC21/048 **New Planning Applications**

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

[NK/2021/0817](#) 116 London Rd, Kettering
Full Planning Permission: Subdivision of property and conversion of garage to create additional dwelling

[NK/2021/0922](#) 44 Montagu St, (land adjacent) Kettering
Full Planning Permission: Subdivision of property and conversion of garage to create additional dwelling

[NK/2021/0957](#) 16-18 Horsemarket, Kettering
Full Planning Permission: Mixed use development consisting of 28 no. flats and ground floor commercial unit

[NK/2021/0975](#) 24 Durban Rd, land adjacent, Kettering
Full Planning Permission: 1 no. dwelling

[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

[NK/2021/0940](#) 32 Havelock St, Kettering
Full Planning Permission Conversion of house to form 2 no. flats with ground floor rear extensions

[NK/2021/0937](#) Kettering Railway Station
Application for listed Building Consent; 1 no. double-sided, non-illuminated totem sign; 3 no. double-sided, non-illuminated hanging signs; 1 no. single-sided, non-illuminated directional sign

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

[NK/2021/0848](#) 4 Nash Court, Kettering
Full Planning Permission: Detached garage/store

[NK/2021/0926](#) 58 Pipers Hill Rd, Kettering
Full Planning Permission: Two storey side and single story rear extension, rear dormer and Juliette balcony, garage conversion to habitable accommodation and new garage

[NK/2021/0931](#) 58 Pipers Hill Rd, Kettering
Full Planning Permission: First floor rear extension, alterations to ground floor rear extension, alterations and additions to windows and doors and additional roof light to side elevation

[NK/2021/0932](#) 42 St Saviours Rd, Kettering.
Full Planning Permission: Two storey rear extension with additional window to side elevation and render

[NK/2021/0935](#) 7 Pagent Court, Kettering
Full Planning Permission: Single storey front and rear extensions with roof lights, replace roof, raising the pitch to 40°, loft conversion with roof lights to front, flat roof.

[NK/2021/0874](#) Belgrave Retail Park, Unit 3 Northfield Ave
Advertisement Consent: 1 no. internally illuminated fascia sign, 4 no. non-illuminated external window graphics, 1 no. double sided totem sign and 1 no. wall mounted non-illuminated sign

[NK/2021/0952](#) 50-52 Gold St, Kettering
Full Planning Permission: Change of use of ground floor premises from Use Class E (commercial retail) to Use Classes F1 and F2 (community space / training and education)

[NK/2021/0964](#) 35 Shakespeare Rd, Kettering
Full Planning Permission, Change of use from Christian Community House to C3 (residential)

[NK/2021/0965](#) 154 Northampton Rd, Kettering
Full Planning Permission: First floor side extension over garage, extend South West ground floor wall to rear of garage

[NK2021/0933](#) 22 Poplars Farm Rd, Kettering.
Full Planning Permission: Single storey front and side extension, addition of chimney, 2 no. rooflights to front and fenestration amendments.

[NK/2021/0969](#) 248 Windmill Ave, Kettering
Full Planning Permission: Two and single storey rear extensions to replace single storey rear extension, front porch

[NK/2021/0947](#) 61 Headlands, Kettering
Full Planning Permission: Ground floor rear extension with additional window to side elevation and erection of ancillary storage building to the rear garden

[NK/2021/0951](#) 11 Moorhouse Way, Kettering
Full Planning Permission: Two single storey rear extensions and relocation of rear boundary wall

[NK/2021/0974](#) 11 St Lukes Close, Kettering
Full Planning Permission: Single storey front infill extension

[NK/2021/0863](#) 93 Northampton Rd, Kettering
Full Planning Permission: Single storey rear extension

[NK/2021/0979](#) 38 Martin Rd, Kettering
Full Planning Permission: Single storey rear extension with render and associated works

[NK/2021/0959](#) 7 Robinson Way, Kettering
Full Planning Permission: Change of use from coach maintenance (B1(c)) to storage of building materials (B8).
Hardstanding and vehicle ramp to connect adjacent site with 5 no parking spaces

[NK/2021/0999](#) 37 Bracken Close, Kettering
Full Planning Permission: Single storey front and rear extensions.
First floor front extension with window to side elevation.
Replacement front windows

[NK/2021/0983](#) 66 Greenhill Rd, Kettering
Full Planning Permission: Single storey rear extension with roof lanterns to replace existing, side elevation roof hip changed to gable, dormer added to rear with Juliette balcony, rooflights to front

[NK/2021/0980](#) 306 London Rd, Kettering
Full Planning Permission: Single storey rear extension

[NK/2021/1008](#) 63 The Crescent, Kettering
Full Planning permission, single storey rear extension

