



Kettering
TOWN COUNCIL

Community • Environment • Heritage

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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 11th January 2023 at the Toller Church Rooms, Meeting Lane, Kettering, Northants, NN16 0BL

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
4th January 2023

AGENDA

- PC22/058 To receive and accept apologies for absence
- PC22/059 Declarations of Interests
- PC22/060 To agree the minutes of the last meeting held on 7th December 2022
- PC22/061 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.

- PC22/062 Record of Planning Decisions (attachment)

PC22/063 **Appeal Decisions**

[NK/2022/0172](#) 2 Langley Way, Kettering,
Subdivision of a four bedroomed dwelling into two one bedroomed dwellings

The Council objected to this application and it was refused by NNC. The appeal was upheld with a condition about the prior provision of one parking space on site for each dwelling before occupation.

[NN2021/0261](#) 25 Montagu St, Kettering.
Subdivision of a four bedroomed dwelling into two one bedroomed dwellings

The Council objected to this application on grounds of over development, and other reasons. The appeal against non determination by the Council was dismissed for multiple reasons.

PC22/064 **Re-notifications and revisions**

[NK/2022/0525](#) 6 Ebenezer Place, Kettering (Wm Knibb ward)
Full Planning Permission: Redevelopment of site involving the demolition of existing buildings and replacement with 3 no. one bed apartments, 6 no. two bed apartments and 3 no. three bed apartments with parking and access

[NK/2022/0539](#) 6 Ebenezer Place, Kettering (Wm Knibb ward)
Application for Relevant Demolition in a Conservation Area: Demolition of outbuildings

Both these applications were considered in November and members commented then as follows:-

- There is no sustainable design and energy statement provided within the application
- The Council welcomes the provision of larger accommodation than is usually seen in the town centre, but fears that the larger units will require more on site parking than that provided for, even allowing for the town centre location
- The noise mitigation measures for these units needs to be carefully considered.
- Conditions regarding contaminated land remediation and archeology are required for any consents

[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

The Council previously commented in August, October and November with an objection viz

- *This application was unclear it that it appears that 7 apartments are being created rather than the five described.*
- *Insufficient on site parking with no possibility of on road parking near this busy junction.*
- *No electric vehicle charging points*
- *No renewal energy statement*
- *No planting details or clarity about bio-diversity enhancement*
- *Concern that units are too small*
- *Access to waste bins difficult*

The application represents an over development of the site. Comments already made about noise impacts and air quality are endorsed. The Council's earlier comments, (Except for electric vehicle charging points) continue to apply

The applicant has since approached the Town Council asking whether some amendments to his scheme would result in the Town Council's objections being lifted. It is not clear if they have submitted these amendments to the planning authority. The changes, which, in summary are to retain the first floor for commercial use and create four new flats (creating a total of 6 flats altogether) are set out in Appendix 1.

PC/22/065 **Applications in a neighbouring parish**

[KET/2020/0121](#) Weekley Wood Lane, Kettering (Rothwell and Weekley parishes) Full Planning Permission (EIA): 5 no. B8 warehouses, 1 no. B2 general industry building, service yards, parking, drainage, landscaping and 3 no. substations. **(This is a subsequent application accompanied by an Environmental Statement).**

PC22/066 **New Planning Applications**

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

[NK/2021/0291](#) Hanwood Park Urban Extension (Ise ward, but also affecting Avondale Grange and Pipers Hill wards). Outline application. All matters reserved for the erection of up to 3,386 dwellings, including associated schools, district and local centres, hotel, healthcare, employment, formal and informal open space, including play facilities, roads and associated infrastructure

Members considered some aspects of this application at the previous meeting and resolved to consider the remaining issues – the district centre, transport, schools etc - at this meeting.

[NK/2022/0719](#) 25 Montagu St Kettering (All Saints ward)
Full Planning Permission: Sub-division of unit 8 to create 1 no. additional unit with 1 no. additional parking and bicycle space (*note item PC/22/64 above – appeal decision*)

[NK/2022/0737](#) 25 Montagu St Kettering (All Saints ward)
Application for Listed Building Consent: Insertion of internal door and alterations to sub-divide unit 8 to create 1 no. additional unit

[NK/2022/0732](#) 4-9 Judes Court, Kettering (St Michaels ward)
Full Planning Permission: Creation of 12 additional social-housing apartments

[NK/2022/0751](#) 137 Wellington Street, Kettering (All Saints ward)
Full Planning Permission: Change of use of outbuilding to 2 no. flats with amenity space

[NK/2022/0757](#) 7 Rosebery Street (land adj) Kettering (Wm Knibb ward) Full Planning Permission: 1 no. dwelling

[NK/2022/0743](#) Kettering General Hospital (St Peters ward)
Retention of two storey car park

[NK/2022/0725](#) 29 Market St, Kettering (Wm Knibb ward)
Full Planning Permission: Second floor rear extension and conversion of loft space to habitable accommodation. Change of use of upper floors to 6 person HMO to include rear dormer and 2 no. rooflights to front

[NK/2022/0759](#) 57-59 Montagu Street, Kettering (All Saints ward)
Full Planning Permission: Change of use from retail to 10 person HMO with amendments to fenestration. Creation of rear courtyard, bin and bicycle stores

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

[NK/2022/0604](#) 213 Rockingham Rd, Kettering (Northfield ward)
Full Planning Permission: Single storey side extension with balcony above, alterations to existing windows, doors and rooflights. Annex to rear garden with triple garage below and external staircase

[NK/2022/0682](#) 27 Market St, Kettering (Wm Knibb ward)
Full Planning Permission: Change of use of premises from Tattoo Parlour to a Tuition Centre (Use Class F1) with ancillary retail sale of educational books on part of the ground floor (Use Class E)

[NK/2022/0753](#) 34 Paradise Lane, Kettering (St Michaels/Wicksteed ward)
Full Planning Permission: Roof extension to create second floor. Detached outbuilding to rear comprising storage room, office and library/studio. Construction of boundary wall and creation of a vehicular access (Resubmission of KET/2019/0325)

[NK/2022/0762](#) 168 King St, Kettering (All Saints ward)
Full Planning Permission: Single and two storey side extension with insertion of 2 no. sun pipes to rear

[NK/2022/0767](#) 92A London Rd, Kettering (St Michaels/Wicksteed ward)
Full Planning Permission: Replacement windows and doors throughout, solar PV panels to roof and provision of 1 no. disabled parking space

[NK/2022/0772](#) 14 West Furlong, Kettering (St Peters ward)
Full Planning Permission: Single storey rear/side extension

[NK/2022/0797](#) 26 Linden Ave, Kettering (Pipers Hill ward)
Full Planning Permission: Single storey rear extension and detached double garage

[NK/2022/0782](#) 2A Spinney Lane, Kettering, (Wicksteed/St Michaels ward)
Full Planning Permission: Single storey rear/side extension