



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 15th February 2023 at the in 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
9th February 2023

AGENDA

- PC22/067 To receive and accept apologies for absence
- PC22/068 Declarations of Interests
- PC22/069 To agree the minutes of the last meeting held on 11th January 2023
- PC22/070 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.*
- PC22/071 Record of Planning Decisions (attachment)

PC22/072 **Re-notifications**

Two re-notifications were received between meetings and responded to within the deadlines imposed

[NK/2022/0630](#) Prince of Wales site

RESPONSE:-

The revisions to the layout are an improvement to the original proposals and help address some of the concerns that the Council had about bin and bike storage, and the proximity of the bins to the bedroom door to what was then flat four. The reduction in units on the ground floor from 4 to three is also a positive improvement.

The Council's remaining concerns are :

- the new properties will be overshadowed by the development on the adjacent plot – even assuming that that development is reduced to 4 stories.
- The absence of parking provision will continue to put pressure on adjacent streets and lead to more illegal parking
- The police's views on the security of these arrangements is necessary and the amenity space should be closed off from public access for security.
- The Council regrets the loss of commercial floorspace in the town centre, and doubts that the proposed E3 retail unit will remain as such once the site is developed.
- There are still some issues with bin and bike storage – residents would have to go through two doors and an internal corridor to access the street with the bins.

So we will maintain our objection until more of these issues are addressed.

[KET/2020/0292](#) Grange Methodist Church site – new housing

RESPONSE:-

Whilst the revisions are an improvement on the previous plans, the biodiversity impact assessment report seems to suggest a net loss in habitat and therefore doesn't meet the Measurable net gain as required by the National Planning Policy Framework (NPPF) 2021 and the Environment Act 2021, as well as local planning policy within Policy 4 of the Adopted North Northamptonshire Joint Core Strategy 2011 – 2031 and the Biodiversity Supplementary Planning Document for Northamptonshire.'

We would like to suggest that the applicant creates replacement and additional habitats elsewhere - potentially the strip of green which runs in front of the proposed development?

PC22/073 New Planning Applications

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

[NK/2022/0776](#) 6-8 Trafalgar Rd. Kettering. (William Knibb ward)
Full Planning Permission: Change of use from offices to 12 person HMO

[NK/2022/0787](#) Rockingham Road (corner of Dryden Street), Kettering (Northfield ward) s.73A Retrospective Application: 1 no. CCTV column and camera

[NK/2022/0726](#) Rockingham Road Pleasure Park, Park Avenue, Kettering (All Saints ward) s.73A Retrospective Application: 5 no. CCTV columns and cameras

[NK/2022/0788](#) Wood Street (alley opposite Wilson Terrace), Kettering (All Saints ward) s.73A Retrospective Application: 1 no. CCTV column and camera

[NK/2022/0789](#) Mill Road Park, Mill Road, Kettering (William Knibb ward) s.73A Retrospective Application: 2 no. CCTV columns with cameras and 1 no. transmission pole

[NK/2022/0790](#) North Park, North Park Drive, Kettering (All Saints ward) s.73A Retrospective Application: 2 no. CCTV columns and cameras

[NK/2022/0793](#) 75-79 Stamford Rd, Kettering (All Saints ward) Full Planning Permission: Redevelopment of site including demolition of existing buildings and replacement with ground floor retail, 2 no. one bed apartment, 9 no. two bed apartments and 1 no. three bed apartment on first and second floors with associated access and parking

[NK/2023/0017](#) 23 Station Rd, Kettering (William Knibb ward)
Full Planning Permission: Conversion to reduce no. of flats from three to two with single storey side extension

[NK/2023/0007](#) 50 Hawthorn Rd, Kettering (St Michaels and Wicksteed ward) (Headlands Neighbourhood Plan area) Full Planning Permission: Change of use from dwelling to supported childrens accommodation

Comments from Neighbourhood Plan Group:- A Change of use which opens up the property to become multiple occupancy by another route is a concern. The application is thin and states that there is already an employee there, which is new information. Is Hawthorn Rd the best place for this.

[NK/2023/0008](#) Flat 12, 49a Mill Road, Kettering (Wm Knibb ward)
Full Planning Permission: Change of use from dwelling to supported childrens accommodation

[NK/2022/0019](#) 62 Headlands, Kettering (Wicksteed/St Michaels' ward) (Headlands Nieghbourhood Plan area) Full Planning Permission: Four storey and two storey rear extensions and single storey storey front and side extension, alterations to garage at rear, addition of rooflights to existing roof

Comments from Nieghbourhood Plan Group – no objections as no change to front elevations

[NK/2023/0022](#) 64 Rockingham Rd, Kettering (All Saints ward)
Full Planning Permission: Second floor extension with loft floor to create 7no. additional flats, dormer windows to the front and side, roof lights to the rear and associated works

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

[NK/2022/0806](#) 4 Havelock St, Kettering (All Saints ward)
Full Planning Permission: Replace garage and lean-to structure with new single storey garage

[NK/2022/0794](#) 79 Shaftesbury St, Kettering (All Saints ward) Full Planning Permission: Two storey side extension to replace garage, single storey rear extension to replace conservatory, single storey gym/office to rear garden and change of use from dwellinghouse (C3) to supported living (C2)

[NK/2022/0795](#) 7A Dalkeith Place, Kettering (William Knibb ward) Full Planning Permission: Alterations to shopfront and single storey rear extension

[NK/2022/0715](#) 32 and 32A Poplars Farm Rd, Kettering (Ise ward)
Full Planning Permission: Alteration of shared access from original approved application (KET/2019/0180)

[NK/2022/0770](#) 1 Pendle Rd, Kettering (Brambleside ward)
Full Planning Permission: Single storey front infill extension

[NK/2022/0014](#) 15 Neale Ave Kettering (All Saints ward)
Full Planning Permission: Demolish existing extensions to flats, alter existing building back to single dwelling with associated works, erect two detached dwellings with associated landscaping and access

[NK/2023/0015](#) 3 Packer Rd Kettering (St Peters ward)
Full Planning Permission: Single storey rear and first floor side extension

[NK/2023/0030](#) 8 Headlands, Kettering (St Michaels and Wicksteed ward) (neighbourhood plan area) Full Planning Permission: Replace damaged front

boundary wall with new wall, gates and railings. Erect new boundary wall and railings to the right

[NK/2023/0032](#) 18 Carrington St, Kettering (William Knibb ward)

Full Planning Permission: Change of use of the first floor and rear ground floor from office/storage to tattoo parlour

PC22/074 **Outstanding S106 Contributions in relation to consented schemes in Kettering (enclosure)**

Attached schedule for information – excludes East Kettering SUE (Hanwood Park)