



**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 8th March 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**  
**1st March 2023**

## **AGENDA**

- PC22/076 To receive and accept apologies for absence
- PC22/077 Declarations of Interests
- PC22/078 To agree the minutes of the last meeting held on
- PC22/079 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.*

- PC22/080 Record of Planning Decisions (attachment)

PC22/081 **Appeal Notifications**

[NK/2022/0426](#) 4 Pinewood Close (land adj.), Kettering

Full Planning Permission: 1 no. bungalow.

This application was refused by NNC; an appeal against refusal has been lodged. The Planning Inspectorate has decided that the appeal will be considered under the Written procedure.

The Council's comments in August were:-

- No electric vehicle charging points
- No sustainable drainage statement
- No cycle storage described
- The application requires the submission of a sustainable design and energy statement and does not describe low carbon energy methods (eg heat pumps or solar panels) which might impact on the overall appearance of the development.
- Whilst the plans show a great deal of planting it is not clear what is to be retained and therefore what the bio-diversity net gain for the site is.

PC22/082 **Re-notifications**

[KET/2020/0292](#) Grange Methodist Church Stamford Rd. Erection of 8 new dwellings (Avondale Grange ward)

A 14 day renotification was received on 16<sup>th</sup> February in respect of this site. Following the Council's comments about net bio-diversity loss from the development, a new bio-diversity impact assessment had been prepared which proposed various off site remedial measures to address this, involving hedgerow and tree planting, ornamental planting and provision of nest boxes, most of which was to be located on the common grassed part of the site but also along the south western boundary. On the basis that this accorded with the Town Council's comments, a response was sent asking for these proposals to be conditioned to any consent.

(This application is on the agenda for area planning committee on 8<sup>th</sup> March for determination.)

PC22/083 **New Planning Applications**

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

[NK/2023/0050](#) The Woolcomber, St John's Rd, Kettering (Ise ward)

Full Planning Permission: Erection of 3 no. dwellings to rear of site with associated parking and landscaping. Raised decking to front of site,

reconfiguration of existing car park and provision of a children's play area

*Note contextual information from the applicant provided at Appendix One below*

[NK/2023/0072](#) 14 Ostlers Way, Kettering (St Michaels and Wicksteed ward (Neighbourhood Plan area). Outline Application: Outline planning application for one dwelling with access

*Note Neighbourhood Plan Forum response provided at Appendix Two below*

[NK/2023/0088](#) Lake Avenue, 52 Torvill Crescent (land opposite), Kettering (St Peters Ward) Determination - telecommunications: 5G telecoms installation: H3G 15m street pole and further additional equipment cabinets

*Note – this was also the subject of an earlier application considered in August 2022 and subsequently approved -[NK/2022/0445](#). It appears to be in the same location and is the same height as that already consented.*

[NK/2023/0059](#) 10-12 Horsemarket, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from gym to taxi business.

[NK/2023/0099](#) 34-38 Gold St, Kettering (Wm Knibb ward) Conversion of the rear of the commercial units at ground floor level to C3 residential use to create 2 no. studio flats, with access via the rear

[NK/2023/0047](#) Jaspers Bar, Meeting Lane, Kettering (Wm Knibb ward) Full Planning Permission: 1 no. additional flat to first floor and roof extension to form 2 no. additional flats, with cladding

[NK/2023/0062](#) 27 Station Rd, Kettering ( Wicksteed and St Michaels ward) Full Planning Permission: Creation of additional floor to accommodate 2 no. dwellings

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

[NK/2023/0012](#) 88b Rockingham Rd, Kettering (All Saints ward) Full Planning Permission: Single storey rear extension to replace conservatory, insert additional first floor rear window and roof lantern

[NK/2023/0061](#) 92 Almond Rd Kettering (Avondale Grange ward) Full Planning Permission: Erection of front porch, first floor side extension and single storey rear extension

[NK/2023/0063](#) 24 Park Ave, Kettering (All Sainst ward) Full Planning Permission: Hip roof front dormer window and rear flat roof dormer with Juliette balcony, for loft conversion

[NK/2023/0066](#) 8 Westeigh Rd Kettering (St Peters ward)

Full Planning Permission: Erection of two storey rear extension

[NK/2023/0085](#) 9 Baron Ave, Kettering (St Peters ward)

Full Planning Permission: Installation of roller shutter and trade counter entrance, car parking layout alterations, block out existing windows and render to match surrounding masonry, to divide into two units

[NK/2023/0082](#) 226 Deeble Rd (Ise ward)

Full Planning Permission: Two storey side extension

## **APPENDIX ONE**

### **NK/2023/0050 -The Woolcomber, St John's Rd, Kettering (Ise ward) INFORMATION PROVIDED BY THE APPLICANT, PUNCH TAVERNS.**

The site is within defined the settlement boundary of, Kettering, where new housing is supported in principle, provided it is of an appropriate scale and of a high-quality design that respects the town's character and local environment. The proposed units will help contribute towards the housing target set out in the Core Strategy by providing three three-bedroom (family sized) dwellings.

The proposed development will have no adverse impact on the business at the Woolcomber, indeed the capital receipt raised from the sale of the development plot will be directly invested into the public house. The proposed development will provide a reconfigured car park to serve the pub. In addition, a new seating area to the front of the pub is proposed, with a children's play area to the rear, improving the offering of the pub and bolstering its long-term viability and promoting community engagement.

The proposed dwellings are of a high-quality design, with both soft and hard landscaping, benefiting future residents as they will have access to their own 60 – 130 sqm's worth of private amenity space and car parking on site. The proposed dwellings are sited in a linear form oriented north/south, following the established building line/pattern of development. The proposed materiality palette of the development reflects that of the surrounding area, consisting of; red and buff brickwork with quoin corner details and recon stone cills. The pitched roof type including, gables, and windows has been emulated in the surrounding vernacular. Furthermore, the chimney stacks allow for diversity in the form and depth of the development, in conjunction with similar pitch angles along the road.

Both increases in exterior amenity space to the public house and boundary landscaping has been key design consideration, clearly defining public and private spaces through soft landscaping and material finishes aids to create a strong sense of place. Mindful of environmental sustainability design as a key consideration of the development, there are appropriate means of access to provide parking and to promote sustainable transport options such as walking and cycling, through the inclusion of a pedestrian path.

The proposed dwellings benefit from both soft landscaped front realms and exterior gardens at a generous depth to mitigate overlooking and enhance the currently low ecological potential of the site. In addition, the rear garden of the proposed dwelling will be bordered by timber fencing and are a sufficient separation distance to avoid intervisibility and overlooking issues.

The Applicant is pleased to report that the proposals are compliant with the relevant local and national planning policies and has given full regard to the relevant material considerations and contributed towards the identified housing needs.

## **APPENDIX TWO**

**NK/2023/0072 14 Ostlers Way, Kettering (St Michaels and Wicksteed ward (Neighbourhood Plan area)).**

**Comments by Neighbourhood Plan Forum members**

This is a dangerous precedent in the next wave of converting gardens to dwellings. Once access is agreed a developer could try to negotiate access from this development along all the gardens that make up the character of the area. There has already been infill further along with the establishment of Ostlers Gardens

This is not saying that present owners would be influenced but at change of ownership plots could be divided.

This should be looked into very carefully and the implications made fully known