



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 5th April 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
29th March 2023

AGENDA

- PC22/084 To receive and accept apologies for absence
- PC22/085 Declarations of Interests
- PC22/086 To agree the minutes of the last meeting held on
- PC22/087 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.*
- PC22/088 Record of Planning Decisions (attachment)
- PC22/089 Changes to NNC Planning Service (report for information attached)

PC22/090 **Re-notifications**

[NK/2022/0590](#) 100 Rothwell Rd, Kettering (St Peters ward)
Outline Application: 1 no. dwelling

In October we commented

There is insufficient information to form a view about the merits of this application, but the proposed access arrangements appear impractical and represent a risk to highway users, without a turning head being provided on site. The development would appear to represent a loss of amenity space to no 110 and more generally.

[NK/2022/0734](#) Kettering Electrical Centre, 11 Stamford Road, Kettering (All Saints ward) Full Planning Permission: Convert first floor three bedroom flat into two single bedroom flats and part of ground floor shop premise into one single bedroom flat with associated works

Comments in December were

- *The bin storage under the stairs is not ideal, and there should be a fire risk and ventilation assessment provided before any consent is issued, or it should be conditioned.*
- *There should be a noise impact assessment given the proximity of the flats to existing commercial uses*

[NK/2023/0019](#) 62 Headlands, Kettering (St Michaels and Wicksteed ward) Full Planning Permission: Four storey and two storey rear extensions and single storey front and side extension, alterations to garage at rear, addition of rooflights to existing roof.

This was a 14 day notification received on the 21st March. It concerned measures to ensure that building works did not damage protected trees to the rear of the property. The clerk confirmed that the measures seemed adequate.

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

The council raised some issues about sustainable design and energy statement and waste management arrangements. The applicant provided further details which were circulated to members, and generally held to be acceptable, and a response was made based on the comments provided by Cllr Towns.

PC22/091 **Appeal Notifications**

[NK/2022/0450](#) 137 Wellington St, Kettering (All Saints Ward)
Full Planning Permission: Change of use of outbuilding to 2 no. flats

The application was refused by NNC .The appeal is by written representations and further comments must be received by 1st May 2023.

This committee's comments at application stage were

Objection. Whilst this application is an improvement in design and layout over the previous one for this site, the Council is still concerned about the loss of a family sized home, and the impact of the proposal on parking in the area. The proposal still feels like an overdevelopment of the site. There needs to be a parking beat survey which should be completed and produce a satisfactory result before determination.

PC22/092 **New Planning Applications**

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

[NK/2023/0067](#) 51 Montagu St, Kettering (All Saints ward)
Full Planning Permission: Conversion of first floor to 1 no. flat with creation of bin store to front

[NK/2022/0080](#) 3 Spinney Lane, Kettering (St Michaels/Wicksteed ward). Full Planning Permission: Demolish existing bungalow and construct 1 no. dormer bungalow with render, balcony and integral garage

[NK/2023/0102](#) Playing Fields (adj to), Highfield Road, Kettering (St Michaels/Wicksteed ward)

Determination - telecommunications: 16m slim-line monopole with 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary works

[NK/2023/0119](#) Henson Way (land at), Kettering (St Peters ward)
Determination - telecommunications: 20m slim-line monopole with 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary works

[NK/2023/0155](#) St Marys Road Streetworks, St Marys Road, Kettering (William Knibb ward)
Determination - telecommunications: Installation of 15m monopole and associated telecommunications cabinets

[NK/2023/0080](#) 3 Spinney Lane, Kettering (St Michaels/Wicksteed ward). Demolish existing bungalow and construct 1 no. dormer bungalow with render, balcony and integral garage

[NK/2023/0128](#) 5 Market St Mews, Market St, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from retail to 1 no. residential unit

[NK/2023/0189](#) Units 3 and 4, Market Street Mews Market Street Kettering (Wm Knibb ward) Full Planning Permission: Change of use from retail to 2 no. apartments

[NK/2023/0190](#) 7 (land adjacent), Rosebery Street, Kettering (Wm Knibb ward) Full Planning Permission: 1 no. dwelling

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

[NK/2022/0778](#) 25 Glastonbury Close, Kettering (Ise ward)
Full Planning Permission: Single storey front extension

[NK/2023/0123](#) 10 Haig Drive (Ise ward)
Full Planning Permission: Single storey front extension

[NK/2023/0095](#) 80 Walsingham Ave Kettering (Ise ward)
Full Planning Permission: Two and single storey rear extension

[NK/2023/0146](#) Hanwood Park (Central Open Space - North), Cranford Road (land off), Burton Latimer (Ise ward/neighbouring parish)
s.73A Retrospective Application: Relocate drainage pipe to surface water attenuation pond and regrade existing ditch course