



**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 3<sup>RD</sup> May 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**  
**26<sup>th</sup> April 2023**

## **AGENDA**

PC22/093 To receive and accept apologies for absence

PC22/094 Declarations of Interests

PC22/095 To agree the minutes of the last meeting held on

PC22/096 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.*

PC22/097 **Record of Planning Decisions** (attachment)

PC22/098 **Applications relating to another parish area**

### **KETTERING ENERGY PARK – DRAFT MASTERPLAN DOCUMENT CONSULTATION AND ENGAGEMENT EVENT**

NNC have advised that First Renewable Developments have published a [draft Masterplan](#) for Kettering Energy Park and are seeking [feedback](#) on their proposals.

#### **Policy Background**

At Policy 26 (Renewable and Low Carbon Energy), the North Northamptonshire [Joint Core Strategy](#) (Part 1 Local Plan) identifies “Land at Burton Wold” as the main area of local opportunity for an “Energy Park” and provides guidance and criteria to assist interested parties to develop development proposals at the site, part of which includes the need to prepare a comprehensive masterplan, amongst other requirements.

On this basis, First Renewable Developments have prepared a [draft Masterplan](#) for Kettering Energy Park which outlines a vision for the site at Burton Wold and how it could be developed. The intention is that this [Masterplan](#), plus other relevant local and national policies, will guide proposals and applications related to Renewable Energy, including how new employment development at Burton Wold shall be served from this.

#### **Public Consultation**

This [Masterplan](#) is presently subject to a 7-week public consultation which runs up until **5:00pm on Monday May 22<sup>nd</sup> 2023**. More information on the Masterplan, and how responses can be made to First Renewable Developments on their proposals, is available at [www.ketteringenergypark.co.uk/development-updates](http://www.ketteringenergypark.co.uk/development-updates). This includes a [Feedback Form](#) for completion which invites comments on any or all key topic areas including Masterplan Vision, Environment and Biodiversity, Jobs and Economy, Renewable and Low Carbon Energy, Development and Design Principles (plus other general feedback).

PC22/099 **Renotifications**

[NK/2022/0014](#) 15 Neale Ave Kettering 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

#### **Comments in February 2023**

*No objection but it is understood that there may be bats living in the building, so an ecological survey is required.*

*A sustainable design and energy statement is required*

*Electric vehicle charging points should be provided*

*The overall parking provision, particularly for the retained building seem inadequate.*

## PC22/100 **New Planning Applications**

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

[NK/2023/0209](#) 98b Montagu Street, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from taxi office to takeaway

[NK/2023/0162](#) Railway Station, Station Road, Kettering (Wm Knibb ward) Application for Listed Building Consent: Installation of access ramp and railings

[NK/2023/0198](#) Unit 1, Bryn Hafod Our Lady's Convent School, Hall Lane, Kettering (St Peter's ward) Full Planning Permission: Erection of single domestic garage

[NK/2023/0175](#) 13 The Close, Kettering (St Michaels/Wicksteed ward) (neighbourhood plan area)

Full Planning Permission: Conversion of integral garage to habitable accommodation with associated works

### Comments from Neighbourhood Plan Ctte members

The general comment I would make is that the conversion of garages to accommodation means that cars are parked outside. In this case the road (The Close) is a private road and parking is better for the residents. Where conversions push more cars on the public highway this compounds parking issues. On the specific application this type of conversion is not unknown in the area.

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

[NK/2023/0078](#) 213 Rockingham Road, Kettering (All Saints ward) Full Planning Permission: Single storey side extension with alterations to existing windows and doors and conversion of garage to habitable accommodation. Double garage and garden room with storage above to rear of site

[NK/2023/0183](#) 18 St Nicholas Close, Kettering (Ise ward) Full Planning Permission: Single storey side and rear extensions, insert additional window to west elevation and hard standing to front garden (to replace prior notification application NK/2022/0510)

[NK/2023/0142](#) 64 Union Street, Kettering, NN16 9DA (Northfield Ward)  
Canopy over front door