



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 6TH June 2023 at the Municipal Offices, Bowling Green Rd, Kettering NN15 7QX

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
31st May 2023

AGENDA

- PC23/01 To elect a chair for the municipal year
- PC23/02 To appoint a deputy chair for the municipal year
- PC23/03 To receive and accept apologies for absence
- PC23/04 Declarations of Interests
- PC23/05 To agree the minutes of the last meeting held on
- PC23/06 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.

PC23/07 Record of Planning Decisions (attachment)

PC23/08 **Appeal Notifications**

[NK/2022/0544](#) 112 -114 Mill Road (Unit to rear), Kettering Change of use from Storage Unit to Open Plan Residential Unit

This was refused by NNC and the appeal is to be dealt with by written representations, with any new submissions to be made by 23rd June 2023..

The Town Council's comments in October 2022 were-

- Any consent should be conditioned to provide for adequate bin storage and cycle parking.
- A sustainable design and energy statement has not been provided
- The noise implications for the residents given the location of the bedrooms in the development need to be considered
- The development will put additional strain on on street parking

PC23/09 **Re-notifications**

[NK/2023/0128](#) 5 Market St Mews, Market St, Kettering (Wm Knibb ward) 14 day re-notification Full Planning Permission: Change of use from retail to 1 no. residential unit

In April, the Council responded as follows:-

Objection – the proposed living accommodation is too small, the location is unsuitable for residential use, and the occupants will suffer from noise and smells, there is no parking, no cycle storage, no built in storage and no sustainable design and energy statement. The applicant has not demonstrated an absence of demand for retail use of the building as a precursor to a change of use.

PC23/10 **Applications in another parish**

[WNC/22/00050/WASFUL](#) Fernbrook Bio Limited, Rothwell Road, Kettering, Construction of additional feedstock storage, digester, pasteuriser, digestate storage tanks and installation of associated pipework and equipment, relocation of biogas upgrading equipment, propane tanks and associated infrastructure, increase waste throughput from 49,000 to 100,000 tonnes per annum, extension of waste reception building and installation of second feedstock line internally and replacement / upgrading of existing odour abatement systems

New Planning Applications

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

[NK/2023/0230](#) 68 Headlands (land to rear), Kettering (Wicksteed/St Michaels ward; Headlands NPA) Outline Application: 2 no. dwellings with access only (off Ostlers Gardens) considered

Comments from NHP Ctte Members – this will reduce the open space at the rear of Headlands properties. There may be an issue about rights of access to the proposed development along Ostlers Gardens.

Neighbours have also objected to the application

[NK/2023/0250](#) and [NK/2023/0257](#) both for 25 Montagu St Kettering (All Saints ward)

Application for Listed Building Consent: Revision of KET/2017/0239 and KET/2021/0237 to increase no. of apartments from 10 to 11 with the inclusion of a landlords office, associated works including the insertion of replacement windows to north elevation, rooflights to east and west elevations, additional staircase, landscaping, car parking provision and bin store

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

[NK/2023/0287](#) Hawthorn Primary School, Hawthorn Road, Kettering, (Wicksteed/St Michaels ward) Full Planning Permission: Erection of boundary fencing and alteration of pedestrian and vehicle access gates

[NK/2023/0269](#) 51-53 Wood Street, Kettering (All Saints Ward) Full Planning Permission: Conversion of garage into a one person, 1 no. bedroom residential apartment with associated works

[NK/2023/0291](#) 236 Mill Rd Kettering (William Knibb ward) Full Planning Permission: Change of Use of dwelling from C4 six bed, six person HMO to Sui Generis seven bedroom, seven person HMO, to include construction of garden annex with timber boarded cladding

[NK/2023/0303](#) St Lukes Close, (adj. 397 St John's Rd) Kettering (Ise ward) Determination – 15m %G telecomms installation, H3G street pole and additional equipment cabinets

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

[NK/2023/0177](#) 8 Market St, Kettering (Wm Knibb Ward) Full Planning Permission: Replace entrance door, fascia panels and CCTV camera. Remove 2 no. ATMs and replace with 1 no. ATM and glazing with panelling.

Replace door and install 2 no. ventilation louvres to rear with installation of ductwork/pipework and 3 no. condenser units to roof

[NK/2023/0237](#) 3 Alexandra Street, Kettering (Wm Knibb ward) s.73
Retrospective removal of condition 3 of KE/85/0038 in respect of benefit from use

[NK/2023/0235](#) Nando's Kettering Retail Park, Carina Road, Kettering (Wicksteed/St Michaels ward) Full Planning Permission: Alterations to shopfront and external seating area. Replacement signage to south east elevation

[NK/2023/0262](#) 47 Brooksdale Close, Kettering (Brambleside ward) Full Planning Permission: Garage conversion to habitable accommodation with a first floor side extension above, two storey rear extension and associated works. Single storey side extension, addition of rooflights to rear. Render to front gable

[NK/2023/0267](#) 54 Pennine Way, Kettering (Brambleside ward)
Full Planning Permission: Single storey rear extension and conversion of garage to habitable accommodation with pitched roof to side

[NK/2023/0280](#) 148 Northampton Rd, Kettering (St Peters ward)
Full Planning Permission: Demolition of existing garage and parts of existing house. Construction of two storey side and rear extensions, single storey side extensions and single storey rear extension with double garage and gym, porch canopy to front, photovoltaic solar panels and some cladding

[NK/2023/0290](#) 21 Rockingham Paddocks (Brambleside ward)
Full Planning Permission: Remove dead conifers, replace with a 2m fence and plant a high laurel hedge to the outside of the border

[NK/2023/0300](#) Malvern Close, Kettering (Bramblesdie ward)
Full planning permission – two storey front extension.

[NK/2023/0292](#) 26 Edgar Rd Kettering (Avondale Grange ward)
Full Planning Permission: Replacement single storey side extension, reposition rear patio doors, remove rear window and replace stairs to front garden

[NK/2023/0302](#) 134 Neale Avenue (All Saints Ward)
Full Planning Permission: Replacement and repositioning of attached garage and greenhouse to the side