



**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 at 7pm on 2<sup>nd</sup> August 2023 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> July 2023**

## **AGENDA**

- PC23/019 To receive and accept apologies for absence
- PC23/020 Declarations of Interests
- PC23/021 To agree the minutes of the last meeting held on 5<sup>th</sup> July 2023
- PC23/022 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.*
- PC23/023 Record of Planning Decisions (attachment)

PC23/024 **Appeal notifications**

NK/22/0751 137 Wellington Street, Kettering (All Saints ward)  
Full Planning Permission: Change of use of outbuilding to 2 no. flats with amenity space

This was refused by NNC. The Town Council's original comments in January 2023 were

*Comments*

- *There needs to be a parking beat survey as this area is already under a lot of parking pressure*
- *There needs to be a sustainable design and energy statement submitted*
- *The upper floor balcony is not in keeping with the rest of the street scene.*
- *Bin storage is next to the ground floor bedroom window and not ideal*

Additional comments are to be submitted to the planning inspectorate by 4<sup>th</sup> August.

PC23/025 **Non determination of a planning application**

Cllr Towns has asked for this matter to be brought to the committee's attention. A planning application submitted by MIND ([NK/2022/0454](#)) for premises in Beatrice Rd, Kettering, in mid 2022 remains undetermined by NNC, and MIND have complained about the delay, which has been largely created by the determination of another application ([NK/2022/0347](#)) to the premises next door, which has constrained what might be possible on the subject site. MIND's letter of complaint provides more detail and is attached to this agenda.

This committee supported application 0454 as follows:-

The application is supported, and the sustainable design features within it applauded, but there are the following additional comments:-

- Clarification about the combined heat and power unit, as not requiring gas, as it potentially will
- Mitigation for noise generated by the combined heat and power system needs to be described
- There is a bathroom window into the plant room – is this a mistake?
- Fire and Rescue comments are required about means of escape and emergency vehicle access to the site.

In respect of, NK/2022/0347 (the Hallwood furniture site) the committee made the following comments:-

- It is not clear how big the 5 residential units are and therefore what parking needs they would generate
- There is, anyway, no provision for visitor parking on site The proposed on site parking is inadequate (it should be 8 spaces, not

- 5) but the positioning of the parking is likely, for the reasons given by the police and neighbours, to give rise to anti-social behaviour
- The plans do not show electric vehicle charging points

## PC23/026 **Re-notifications**

Two applications have been re-notified for consultation since the last meeting :-

[NK/2023/0047](#) Jasper's Bar, Meeting Lane, Kettering (Wm Knibb ward) Full Planning Permission: Creation of 8 flats (one existing and 7 new).

All that has happened here is that the description has changed from the earlier description as '1 no. additional flat to first floor and roof extension to form 2 no. additional flats'. This is because although the site has a appeal permission for four flats, this scheme uses a different layout for those four flats with the addition of three flats and so essentially would be a new permission.

As nothing substantive had changed, the clerk advised that the Council's original objection would remain.

[NK/2022/0759](#) 57-59 Montagu Street, Kettering Full Planning Permission: Change of use from retail to 10 person HMO with amendments to fenestration. Creation of rear courtyard, bin and bicycle stores

This was a further renotification

*In January, we objected to this application on the grounds of*

- *over development of the site*
- *The development could potentially accommodate 20 people; the proposed parking provision for the size of development is unworkable – School Lane car car is too far away, it will be too expensive for residents to buy season tickets to park there (as suggested in the apploication) and the car park is not large enough to accommodate all the nearby residential demand, (including this application) and retain its principal role as a car park for visitors to the town centre.*
- *There is no sustainable design and energy statement submitted*
- *Insufficient cycle parking provided*
- *The downstairs street facing bedrooms will face onto the tables and chairs located outside the next door restaurant*
- *Bin storage arrangements are unclear.*

Amended plans reduced the number of units from 10 to 9 and attempted to deal with cycle and bin storage by the creation of a rear yard, but not effectively enough to address the Town Council's

concerns. After consultation with members, our objection was maintained for a second time.

## PC23/027 **New Planning Applications**

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

[NK/2023/0380](#) St Lukes Close, 399 St Johns Road (land adj) Kettering (Ise ward) 15m 5G telecoms installation: H3G street pole and additional equipment cabinets

[NK/2023/0333](#) 113 Rockingham Road, Kettering (Northfield ward) Full Planning Permission: Change of use from C3 dwelling house to C2 supported living accommodation for 3 children

[NK/2023/0373](#) Percy Hawkins and Sons Ltd, Carey Street, Kettering (Wm Knibb ward) Full Planning Permission: Erection of 9 no. dwellings

[NK/2023/0391](#) 103a Montagu Street (land to rear), Kettering (All Saints ward) Outline Application: Outline consent for development of land, including change of use, for minimum of 7 no. residential flats and associated works with all matters reserved except access

[NK/2023/0366](#) Stamford Road / Clarence Road (Corner of) Kettering (All Saints ward) Full Planning Permission: Installation of a CCTV camera column with a concrete base

[NK/2023/0367](#) Bath Road / Nelson Street (Corner of), Kettering) (All Saints ward) Full Planning Permission: Installation of a CCTV camera column with a concrete base

[NK/2023/0441](#) 27 Station Road, Kettering (St Michaels and Wicksteed Ward) Full Planning Permission: Creation of additional floor to accommodate 2 no. dwellings

[NK/2023/0377](#) 90-92 Headlands Kettering (St Michaels/Wicksteed ward – neighbourhodd plan area) Full Planning Permission: 2 no. dwellings with garages and access.

### *Comments from Neighbourhood Planning Ctte members-*

This is one of the very few "green field" development opportunities in the Area. The applicants have consulted widely and no one has commented negatively. They have shared the architects outlines with HARA. Their proposal for two dwellings is based on them living in one and the second being used by older relatives, hence no concern about the shared drive. An earlier proposal with two access points would have been more difficult in highway terms. There is a good commitment in the application around tree retention. Whilst the ground plan appears a bit 'busy', if implemented with care, is going to be much better than an abandoned plot.

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

[NK/2023/0275](#) 98 Almond rd (Avondale Grange ward) Full Planning  
Permission: First floor side extension

[NK/2023/0345](#) 37 Ise Road, Kettering (Pipers Hill ward)  
Full Planning Permission: Single storey rear extension

[NK/2023/0379](#) 15 Pendle Avenue Kettering (Brambleside ward)  
Full Planning Permission: Conversion of garage to habitable accommodation

[NK/2023/0386](#) 2 Bracken Close Kettering (Brambleside ward)  
Full Planning Permission: Single storey side and rear extension

[NK/2023/0394](#) 14 Pebbleford Rd Kettering (Pipers Hill ward)  
Full Planning Permission: Single storey rear extension

[NK/2023/0398](#) East Ave, Kettering (Pipers Hill ward)  
Full Planning Permission: Front access ramp and associated works

[NK/2023/0400](#) 35 Brambleside Kettering (Brambleside ward)  
Full Planning Permission: Single storey front, side and rear extensions with  
roof lights

[NK/2023/0403](#) 109 Cleveland Ave Kettering (Brambleside ward)  
Full Planning Permission: Single storey front infill extension and part  
conversion of garage to habitable accommodation (amendment to  
KET/2015/0774)

[NK/2023/0412](#) 12 Claydon Ave Kettering (Ise ward )  
Full Planning Permission: Construction of access ramp to the front