



Kettering
TOWN COUNCIL

Community • Environment • Heritage

Kettering Town Council
10 Headlands
Kettering
NN15 7HP

01536 697490

clerk@ketteringtowncouncil.gov.uk
www.ketteringtowncouncil.gov.uk

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 13th September 2023 in the Members Room, Municipal Offices, Bowling Green Rd, Kettering NN15 7QX (please note change of venue)

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
6th September 2023

AGENDA

- PC23/028 To receive and accept apologies for absence
- PC23/029 Declarations of Interests
- PC23/030 To agree the minutes of the last meeting held on
- PC23/031 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.

- PC23/032 Record of Planning Decisions (attachment)

PC23/033 **Appeal Notifications**

[KET/2020/0121](#) Weekley Wood Lane (land at), Kettering

Full Planning Permission (EIA): 5 no. B8 warehouses, 1 no. B2 general industry building, service yards, parking, drainage, landscaping and 3 no. substations

This is an appeal against non determination of the application. The Planning Inspectorate has decided that the appeal will be considered under **the Public procedure**.

Comments made at application stage will be considered by the Inspector unless withdrawn by **11/09/2023**. There is no need to re-submit comments previously made on this application. Further comments can be submitted online by this date.

For any organisation wishing to take an active part in the Inquiry, they can apply for Rule 6 status, which means presenting evidence on a formal basis and cross examining the evidence of others

The Council's comments in January 2023 were

In broad terms, the Town Council is disappointed that the application represents a significant loss of habitat, woodland and open space without much mitigating actions. The failure of the applicant to present a masterplan for the whole of the area allocated within the Local Plan means that it is impossible to reliably judge – and, indeed set out – what net bio-diversity gain can be achieved on the site subject to this application. The layout makes no attempt to minimise habitat or woodland loss, and would benefit from either a better layout or less units in total being shoe-horned into the site. A masterplan for the whole of the allocated site not just this section is necessary for the planning authority to arrive at a sound decision which ensures mitigation for the loss of both woodland and grassland.

In specific terms:-

- *The application should not have to rely on a fossil fuel heating system and a renewable energy system needs to be included within any consent;*
- *The application should guarantee the application of BREEM very good standard and not qualify its application on grounds of commercial viability*
- *The bio-diversity standards as set out in the report still require updating, and the January 2023 comments of the Wildlife Trust are supported. A habitat management plan is essential*

PC23/034 **Re-notifications**

[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

The Council had no objections when it considered this in August.

Renotifications between meetings were received in respect of **NK/2023/0128 and NK/2023/0189**, both relating to the conversion of retail premises, Market St Mews, to residential. The Council had objected to both applications. The renotifications were triggered by the submission of new noise assessments which demonstrated that the residential units would have to have their windows closed at all times and for additional ventilation measures to be installed to compensate for that. Based on this information, the clerk maintained the Council's objections as the noise assessments had illustrated one of the reasons for the objection.

PC23/035 **New Planning Applications**

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

[NK/2023/0339](#) Chalkies Snooker Club, Silver Street, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from club to 8 no. apartments on first and second floors with replacement windows

[NK/2023/0497](#) Warkton Lane (land adj/land off), Kettering (Ise ward)
Hedgerow Notification: H1-H3 Hedgerow - remove 3 no. sections of hedgerow to facilitate the installation of a new water main, where possible existing gaps in the hedgerow at these locations will be widened to give 6m of clearance

[NK/2023/0461](#) 199 Rockingham Rd, Kettering (Northfield ward)
Full Planning Permission: Change of use from residential dwelling to a children's home for up to four children and erection of detached bin and cycle stores

[NK/2023/0436](#) 45 Carlton Street, Kettering (Northfield ward)
Full Planning Permission: Subdivision of existing property to create additional C3 dwelling with minor external works

[NK/2023/0470](#) Kingsley School, Churchill Way, Kettering (Ise ward)
Full Planning Permission: Erection of single storey teaching block including associated hard landscaping, solar PV panels to roof, weatherboard cladding and plant enclosure, to replace single storey modular teaching block

[NK/2023/0464](#) 2 Charles St, Kettering (All Saints Ward)
Full Planning Permission: Convert single dwelling into 2 no. flats with loft conversion *

**comments already gathered by email circulation – and attached below as appendix one of the agenda)*

[NK/2023/0492](#) 7 Rosebery St, 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/2023/0392](#) 198 London Rd Kettering (St Michaels and Wicksteed ward)
Full Planning Permission: Single storey side and rear extension to replace side conservatory, crenellations to existing wall and remove rear chimney.

[NK/2023/0420](#) 2 Pennine Way, Kettering (Brambleside ward)
Full Planning Permission: Two storey side extension and single storey rear extension

[NK/2023/0440](#) 13 The Close, Kettering (St Michaels and Wiksteed ward and neighbourhood plan area)
Full Planning Permission: Conversion of integral garage to habitable accommodation with flush window, hardstanding to front

[NK/2023/0452](#) 23 Montagu St, Kettering (All Saints ward)
s.73A Retrospective Application: Retrospective application: Roof enclosure over the first floor front roof terrace, with 3 no. roof lights

[NK/2023/0453](#) 20 The Oval, Kettering (St Michaels and Wicksteed ward)
Full Planning Permission: Single storey side extension to form granny annexe

[NK/2023/0455](#) 90 Gypsy Lane, Kettering (St Peters ward)
Full Planning Permission: Two-storey wrap-around extension to the side and rear with partial demolition of garage, partial cladding to rear, 2 no. additional windows to north west elevation and remove chimney to south west elevation

[NK/2023/0460](#) 20 Chepstow Close, Kettering (Ise ward)
Full Planning Permission: Two storey side extension to include garage, convert existing garage to habitable accommodation, alterations to and insertion of some fenestration

[NK/2023/0462](#) 1 Wallis Crescent Kettering (Pipers Hill ward)
Full Planning Permission: First floor side extension over garage

[NK/2023/0479](#) Grafton Court, Unit 1 & 2 Kettering Parkway,
Kettering (St Michaels and Wicksteed ward)
Full Planning Permission: Relocate entrance doors

[NK/2023/0496](#) Unit 2, Kettering Retail Park, Carina Road,
Kettering (St Michaels and Wicksteed ward)

Full Planning Permission: Change of use from furniture retail shop to pet care and treatment facility including sale of pet food

[NK/2023/5011](#) The Gables, 7 Station Road, Kettering (St Michaels and Wicksteed ward)

Full Planning Permission: Replace timber windows on first floor North East elevation with UPVC

APPENDIX 1

APPLICATION NK/2023/0464 2 CHARLES ST, KETTERING

Comments made on email by members

General

- Application form does not appear to be correctly filled out.

Layout

- Within the ground floor flat at the back of the building ,the bedroom seems very small does this meet regulations?
- The proposed bedroom in the loft does this meet fire regulations? No obvious egress in case of fire. Fire service views should be sought.
- Ground floor bedroom situated on street side at the front of the property will be susceptible to noise. Confirmation of ventilation strategy or a noise assessment should be provided to confirm noise problems will be mitigated.
- No built in storage indicated.
- There appears to be insufficient headroom on the second floor for most of the space indicated as a bedroom.
- First floor kitchen door does not open fully due to chimney breast.

Parking

- No on site parking is available. Additional accommodation will increase pressure on street parking which is currently congested

Facilities

- Need more information on the bin store and cycle store

Design

- A Sustainable Design & Energy Statement should be provided in accordance with the Local Requirements for Planning Applications. This should describe what improvements will be made to meet current energy efficiency standards and the use of any on-site renewable energy systems.
- A Biodiversity Survey & Report in accordance with the Local Requirements for Planning Applications should be provided to ensure there are no bat or bird roosts in the roof.