



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 11th October 2023 in the Municipal Offices, Bowling Green Rd, Kettering, Northants, 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
4th October 2023

AGENDA

PC23/036 To receive and accept apologies for absence

PC23/037 Declarations of Interests

PC23/038 To agree the minutes of the last meeting held on

PC23/039 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.

PC23/040 Record of Planning Decisions (attachment)

PC23/041 **Re-notifications**

- a) The following applications were subject to 7 or 14 day re-notifications between meetings and were responded to as follows:-

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

Submission of a daylight and sunlight report. KTC objections maintained

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

Changes of layout of two proposed residential units. KTC objections maintained.

NK/2022/0630 Prince Of Wales, Dalkeith Place, Kettering Full Planning Permission: Conversion and change of use of public house and single residential flat to 6 no. flats and single retail unit (Use Class E)

Amended elevations and layout plans to seek to address issues relating to bin / cycle storage, shop front, privacy, access conflicts.

KTC comments as follows:- some of the changes represent an improvement in the design, but the Council's objections relating to the over development of the site remain.

- b) The following application was renotified on 25th September and the case officer is happy to received comments arising from this meeting.

[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.

Amedments concerning refuse store, elevations and floor layouts.

At the last meeting, the committee said :-

OBJECTION

The application will place an unacceptable strain on parking provision in the town centre – it is unrealistic to keep consenting flat developments which rely on residents using public car parks to park

their cars, as the capacity of those car parks to serve visitors and residents does not exist

It does not adequately address fire escape/access

It does not address mechanical and acoustic ventilation needs

The comments of the waste authority are endorsed

The comments of the environmental health team on land contamination and noise are endorsed

Whilst cycle storage proposals meet requirements, some of it needs to be horizontal parking rather than vertical parking, as otherwise it will discourage cycle use

The external detailing of the first and second floors of the building should be preserved

There is no built in storage shown on the plans

Within the design and access statement

- *Para 3.1 claiming the area is quiet is completely erroneous – this remains one of the busiest areas of town for pedestrian and vehicle traffic and is right next to the bus interchange in Newlands St. Footfall figures monitored by NNC show monthly pedestrian footfall at 152,000 (August 23).*
- *Para 4.2 makes unsupported claims about sustainability and does not attempt to address the need to improve sustainability in the buildings.*

More generally, the conversion of commercial premises into residential units in the town centre often sets up future conflicts between residents and their commercial neighbours and this application does nothing to ameliorate that future conflict.

PC23/042 **New Planning Applications**

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

[NK/2023/0530](#) 8 Market Place Kettering (Wm Knibb ward)

Full Planning Permission: Change of use of first and second floors from offices to 7 no. apartments with associated parking and bike/bin stores, installation of external staircase, amendments to fenestration to rear elevation and relocation of ground plant at rear to the roof

[NK/2023/0544](#) 32a Poplars Farm Road, Kettering (Ise ward)

Full Planning Permission: Change of use from dwelling house to residential Care Home for up to 4 no. children

[NK/2023/0564](#) 137 Wellington Street, Kettering (All Saints ward)
Full Planning Permission: Change of use of outbuilding to 2 no. flats

[NK/2023/0572](#) 11 Paradise Lane, Kettering (St Michaels and Wicksteed ward). Full Planning Permission: 1 no. dwelling

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

[NK/2023/0524](#) 39 Pytchley Rd, Kettering (St Michaels and Wicksteed ward)
Full Planning Permission: Two storey side and rear and single storey rear extensions with photovoltaic cells to roof, insulated render and brick slips to existing building, rooflights, additional window to side elevation

[NK/2023/0533](#) 101 Neale Avenue, Kettering (All Saints Ward)
Full Planning Permission: Access ramp to the front with pathway to public footpath

[NK/2023/0548](#) 148 Northampton Road, Kettering (St Peters ward)
s.73 Application: Variation of condition 2 of NK/2023/0280 in respect of approved plans

[NK/2023/0561](#) 29 Pennine Way Kettering (Brambleside ward)
Full Planning Permission: Single storey rear extension and first floor rear dormer with conversion of loft to habitable accommodation

[NK/2023/0565](#) 6 Cardigan Pllace (Avondale Grane ward)
Certificate of lawfulness, single storey rear extension.

[NK/2023/0569](#) 169 Linden Ave, Kettering (Pipers Hill ward)
Full Planning Permission: Single storey rear extension to replace conservatory

[NK/2023/0573](#) 12 Hawthorn Rd, Kettering (St Michaels & Wicksteed Ward) (Neighbourhood Plan area) Full Planning Permission: Two storey rear and single storey side extension

[NK/2023/0589](#) 11 Malvern Close, Kettering (Brambleside ward)
Full Planning Permission: Two storey front extension