



Kettering
TOWN COUNCIL

Community • Environment • Heritage

Kettering Town Council
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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 8th November 2023 in the Municipal Offices, Bowling Green Rd, Kettering, Northants, NN56 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
1st November 2023

AGENDA

- PC23/043 To receive and accept apologies for absence
- PC23/044 Declarations of Interests
- PC23/045 To agree the minutes of the last meeting held on 11th October 2023
- PC23/046 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.*
- PC23/047 Record of Planning Decisions (attachment)

PC23/048 **Re-notifications**

a) 14 day renotification in respect of:-

[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

In October, committee commented as follows:-

No objections. Clarification is required on the level of expected staff and visitor parking to ensure there is enough off street parking available.

b) The following renotification was dealt with between meetings; the re-consultation concerned proposals to retain the boundary wall to the site which had not been a factor in the Town Council's original comments (reproduced below). No new comments were submitted.

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

No objections, but

- *There was no built in storage shown on the plans for the internal layout of the dwellings*
- *The application had not addressed the need to show a bio-diversity gain from the development*
- *There was no sustainable design and energy statement submitted*
- *There were no electric vehicle charging points shown*
- *Although referred to in the design statement, there was no depiction of cycle storage on the plans*
- *The houses have two sets of steps between the public footway and the paths leading to front doors and no obvious mitigation, e.g. ramps, for disability access."*
- *The waste collection arrangements, as highlighted by the waste authority are inadequate*

PC23/049 **New Planning Applications**

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

[NK/2023/0614](#) Car sales and workshops, Lawson Street (land adj. to 52), Kettering (All Saints ward)
Full Planning Permission: Demolition of existing buildings and erection of 70 no. residential dwellings and associated works including access, car parking and landscaping

[NK/2023/0471](#) 70 Stamford Road, Kettering (Wm Knibb ward)
Full Planning Permission: Change of use from dry cleaners to ground

floor hot food takeaway and first floor apartment with external staircase and amendments to fenestration to side and extraction flue to rear roof

[NK/2023/0539](#) Maplefields School, Beatrice Road, Kettering (All Saints ward)

s.73 Application: Variation of condition no. 2 of KET/2020/0815 in respect of amended plans

[NK/2023/0558](#) St Peters School, 52 Headlands, Kettering (Wicksteed and St Michaels ward) (Neighbourhood plan area)
Application for Listed Building Consent: Replace signage on boundary

[NK/2023/0588](#) 26-27 Market Street, Kettering (Wm Knibb ward)
Full Planning Permission: Change of use from first and second floor offices to 1 no. dwelling with insertion of door to shop front

[NK/2023/0604](#) 3 Alexandra Street, Kettering (Wm Knibb ward)
Full Planning Permission: Change of use from B8 (storage/warehousing) to F1 (place of worship)

[NK/2023/0638](#) Warkton Lane (land adj/land off), Kettering (Ise ward)
H1-H3 Hedgerow - removal of up to 6 m of hedgerow at three locations to facilitate the installation of a new water main

[NK/2023/0659](#) Harlequin Pub, 136 Stamford Rd, Kettering (ward)
Full Planning Permission: Change of use of ground floor from public house (sui generis) to shop (Class E)

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

[NK/2023/0535](#) 31 London Rd, Kettering (Wm Knibb ward) Full Planning Permission: Replacement windows and rear and side doors

[NK/2023/0574](#) 78 Greenhill Road, Kettering (St Peters ward) Full Planning Permission: Two storey side and single storey rear extension

[NK/2023/0583](#) 426 St Johns Road, Kettering (Ise ward)
Full Planning Permission: Single storey side extension, alterations to windows, doors and front porch and change of existing rear extension roof

[NK/2023/0584](#) 26 Walnut Crescent, Kettering (Pipers Hill ward)
Full Planning Permission: Single storey rear extension

[NK/2023/0593](#) 20-26 Silver Street, Kettering (Wm Knibb ward)
Full Planning Permission: Replace timber framed first and second floor windows with UPVc

[NK/2023/0623](#) 3 Shelley Road, Kettering (All Saints ward)
Full Planning Permission: Two storey rear extension, porch and door to front, alter side door to window

