



Kettering
TOWN COUNCIL

Community • Environment • Heritage

Kettering Town Council
10 Headlands
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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 6th December in the Lahnstein Room, 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
29th 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 8TH November 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 **Appeal Notifications**

[NK/2023/0072](#) 14 Ostlers Way, Kettering (St Michaels and Wicksteed ward (Neighbourhood Plan area). Outline Application: Outline planning application for one dwelling with access

An appeal has been submitted for this application, which was refused by NNC. The appeal will be considered under **the Written procedure**. Comments made at application stage or new comments will be considered by the Inspector by **11/12/2023**. The Council's original comments in May 2023 were

OBJECTION this proposal runs counter to the emerging neighbourhood plan and results in a precedent for the loss of garden land at the rear of Headlands; It therefore represents over development.

PC23/049 **Unauthorised development, Jobs Yard**

To note the attached letter from the Leader of NNC.

PC23/050 **New Planning Applications**

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

[NK/2021/0292](#) Hanwood Park, Cranford Road, Kettering (Ise ward) Outline Application (EIA): All matters reserved for the erection of up to 3,383 dwelling units, including mixed pupil secondary school with sixth form, up to three separate primary/junior schools, with on site day nursery and Special Educational Needs/Disabilities provision, district commercial, business and service uses centre with three separate areas forming local centres, hotel, healthcare facilities, community building with five playing courts and associated facilities, employment uses, formal and informal open space, including play facilities, and sports pitches, structural landscaping, biodiversity parkland, details of drainage and associated infrastructure

Attached as Appendix One is the covering letter from the applicant setting out the changes they have made to the application. The key areas members may wish to focus on are

- the proposed downgrading of Access C,
- the Active Travel Strategy t
- the Monitor and Manager approach for the highways infrastructure and the WeWaA,
- the changes to the masterplan around the District Centre.

[NK/2023/0646](#) Rhombus House, 4 Riley Road, Kettering (St Peters ward) Full Planning Permission: Single storey steel frame extension to rear.

[NK/2023/0665](#) 125 Headlands, Kettering (Wicksteed and St Michaels ward) Full Planning Permission: Front wall with railings and gates.

This is in the neighbourhood plan area. The Neighbourhood Plan Committee members have commented that the proposed wall and gates are large and, in their view, out of keeping with the character of surrounding properties on that portion of Headlands. They argue that the proposal is in conflict with criteria a). and b) of Policy 5 of the Neighbourhood Plan.

[NK/2023/0596](#) Wilco Motor Spares Ltd (land adj.), Stamford Road / access via Carey Street, Kettering (Wm Knibb ward)
Full Planning Permission: Erection of boundary treatment

[NK/2023/0642](#) Kettering Rugby Club, Waverley Road, Kettering (Pipers Hill ward) Full Planning Permission: Single, two storey and first floor extensions, external staircase and associated works

[NK/2023/0703](#) 79-83 London Road, Kettering (Pipers Hill ward)
Full Planning Permission: Change of Use from Care Home to eighteen bedroom HMO for up to eighteen persons

[NK/2023/0643](#) 29 Market St, Kettering (Wm Knibb ward)
Full Planning Permission: Change of use of first and second floor retail storage space to 1 no. flat and amended shop front

[NK/2023/0693](#) 32 Boddington Road, Kettering (Wicksteed/St Michaels)
Full Planning Permission: 1 no. dwelling to be semi-detached to No. 32 and associated works

[NK2023/0729](#) Maplefields Community Centre, Beatrice Road, Kettering (All Saints ward) Full Planning Permission: Change of use of land from (F1) former school site to (F2) community hall use.

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

[NK/2023/0656](#) 50 Barnwell St Kettering (Wm Knibb ward)
Full Planning Permission: Single storey rear extension

[NK/2023/0635](#) 9 St Marys Road, Kettering (Wm Knibb ward)
Full planning permisison; single storey rear extension

[NK/2023/0641](#) 120 St Johns Road, Kettering (Ise ward)
Full Planning Permission: Single storey front and rear extensions
with conversion of garage to habitable accommodation

[NK/2023/0657](#) 8 Montgomery Close, Kettering (Ise ward)
Single storey rear extension

[NK/2023/0658](#) Unit A, Northfield Retail Park, Northfield Avenue,
Kettering (Northfield ward) Full Planning Permission: External
alterations to some doors and installation of replacement plant

[NK/2023/0562](#) 9 -13 Eskdail Street, Kettering (All Saints Ward)
s.73A Retrospective Application: Change of use from vehicle
repairs to sale, storage and fitting of tyres, batteries and exhausts,
car servicing, repairs and MOT testing

[NK/2023/0673](#) Unit 9, Adam Business Centre, Henson Way,
Kettering (St Peters ward) Full Planning Permission: Change of
use from commercial offices and workshop to offices. Additional
works to some glazing, cladding and roller shutter door to unit 9

[NK/2023/0722](#) 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 (resubmission of
NK/2023/0262)

NK/2023/0603* 108 - 110 Pipers Hill Road, Kettering (Pipers Hill
ward) Full Planning Permission: Change of use of flat into storage
space for existing ground floor shop

**not on the NNC website at the time of publication of this
agenda*

PC23/051 **Renotifications**

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

The Council's comments in March were:-

*OBJECTION – the loss of the pitched roof and its replacement by a flat
roof extension would be out of character for the area.*

In addition there are

- Inadequate cycle storage arrangements*
- Inadequate refuse storage arrangements*
- No indication of the low carbon technologies intended for the
development as required by building regulations and how these
impact on the design and layout – existing measures are not likely to*

meet the required targets, so some amendments to comply with building regulations are required.

- *no built in storage in one of the third floor flats*
- *The new flats will increase parking pressure on the area which cannot be met by off street provision in the vicinity.*

There was a renotification in August, and again in September, and in each case, the Council has maintained its objections.