

Kettering Town Council

www.ketteringtowncouncil.gov.uk

Municipal Offices
Bowling Green Road
Kettering
Northants
NN15 7QX

Tel 01536 697490

To: All Members of the Kettering Town Council Planning Committee

You are requested to attend a meeting of the Kettering Town Council Planning Committee on at 7pm on 3rd November 2021 at the Municipal Offices, Bowling Green Road, Kettering, Northants, NN15 7QX

The press and public are welcome to attend this meeting please contact the Town Clerk to book a place.



**Martin Hammond
Town Clerk, Kettering Town Council
27th October 2021**

AGENDA

PC21/026 To receive and accept apologies for absence

PC21/ 027 Declarations of Interests

PC21/ 028 To agree the minutes of the last meeting held on

PC21/ 029 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 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.

PC21/030 Planning Applications previously considered

[NK/2021/0690](#) Cunliffe Drive (land at), Kettering

The Committee objected to this application, on grounds of tree loss and proposed that the building could be turned through 90 degrees to minimise tree loss. The agent for the applicant responded to the Council's objection, explaining that the habitat loss was minimal and that the nature of the site made it impractical to re-align the building. We were invited to reconsider our position. Members were consulted and all responding members maintained their original position. The agent was advised on 21st October. The case officer advises that this application will go to the NNC Area Planning Committee on 18th November. Does any member wish to attend the meeting to re-iterate the Council's view? There may be an update at the meeting on the applicant's position.

Re-notification link

<https://www.kettering.gov.uk/planningApplication/131361>

[NK/2021/0789](#) 98 Lower Street, Kettering

The Planning Authority has commented that this application was originally approved by it in 2018 and that this application is a renewal. In answer to their question about whether the Town Council wished to maintain its objection and possibly defend that at any appeal, they have been advised that the Council stands by its comments, on the basis that since 2018 there has been a sea change in the mix of residential properties in or near the town centre and a more urgent need to address sustainability issues. .

The Council's comments were:-

Objection – the Town Council regrets the loss of a larger family home in favour of yet further small flats in the town centre and the local authority should consider the impact of this application on the mix of housing options in the area.

Clarification is required on the application's proposed means of energy usage and insulation, and the installation of zero carbon technologies ought to be included within the proposals.

An energy statement received by NNC has now been shared with us.

PC21/031 New Planning Applications

Please note Councillors are asked to review the Planning Applications before the meeting commences.

Members are asked to consider and comment on the following applications

[NK/2021/0743](#) Royal Hotel, Market Place, Kettering
Listed Building Consent. Replacement black zinc gates with gold finials to the rear of the property

[NK/2021/0742](#) Royal Hotel, Market Place, Kettering
Listed Building Consent. Replacement gates to rear.

[NK/2021/0803](#) Chesham House, Lower St, Kettering
Listed Building Consent: Replace brick coping and cornice. Repair cappings to gutter on front elevation and repair cornice, gutter and damaged flashing to chimneys. Replace decayed lintels and spalled bricks. Make good damaged plinth and remove render on gable to expose stonework. Repair rendered quoins and rebuild bulging brickwork

[NK/2021/0665](#) 32 Havelock St, Kettering
Full Planning Permission: Conversion of house to form 2 no. flats with ground floor rear extensions

[NK/2021/0814](#) 1 Lindsey St Kettering
Full Planning Permission: Change of Use from residential dwelling (C3) to 9 bed HMO (Sui Generis)

[NK/2021/0817](#) 116 London Rd, Kettering
Full Planning Permission: Subdivision of property and conversion of garage to create additional dwelling

[NK/2021/0826](#) 128 Havelock St, Kettering
Full Planning Permission: Erection of 6 no. flats and associated parking, to replace existing buildings

[NK/2021/0295](#) Gala Bingo Hall, High St, Kettering
Full Planning Permission: Change of use to mixed flexible uses within Class E including business, leisure and community workspaces with associated uses, including creation of new access to rear and landscaping

[NK/2021/0296](#) Gala Bingo Hall, High St, Kettering
Full Planning Permission: Change of use of part of bingo hall to retail-led mixed flexible use including 6no. ground floor eateries with provision of communal seating area, mixed Class E use on upper floor, rooftop restaurant and associated works

[NK/2021/0762](#) Former Billson Steel works site, Sackville St
Full planning permission for 26 no. dwellings

[NK/2021/0764](#) 30a Regent St, Kettering
Full Planning Permission: 2 no. flats to replace hair salon

[NK/2021/0660](#) Pytchley Lane & Pytchley Road (land between), Kettering. Re-notification;- Full Planning Permission: Erection of B8 self-storage building with associated access, car parking, cycle and refuse storage and landscaping. ** (see notes below)

Comments made by the Council previously

The Council's main original objections were:-

- Ecological report. Incorporate recommendations detailed in this report.
- Joint Core Strategy no 9 the BREEAM rating should be very good
- Flooding – 4.11 This is a high risk area and if a flood risk mitigation strategy is in place it needs to be robust enough
- environment statement SSI requires a report from Natural England and no report has been received from them as yet.

The case officer reports 21/10/21:

Ecological report and Flooding – Awaiting comments from the consultees which include the Environment Agency, the Lead Local Flood Agency, Anglian Water and the Biodiversity officer.

BREEAM rating - expect this to be dealt with by condition.

Natural England said they have No Objection, their comment is on the website item no. 37

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

[NK/2021/0617](#) 97 Gypsy Lane, Kettering

Full Planning Permission:- Conversion of loft to habitable room with raised roof and 2 no. dormers to front. Renotification

[NK/2021/0796](#) 16 Pipers Close, Kettering

Full Planning permission:- Two storey rear extension, removal of chimney and amended porch roof to front

[NK/2021/0797](#) 28 Glastonbury Close, Kettering

Full Planning Permission:- Single storey front extension,

[NK/2021/0780](#) 20 Tailby Avenue, Kettering

Full Planning Permission:- Convert garage into a habitable room

[NK/2021/0815](#) 27 Haweswater Rd, Kettering

Full Planning Permission:- Garden Room

[NK/2021/0820](#) 148 Northampton Rd, Kettering

Full Planning Permission:- Two storey rear extension and demolition of existing conservatory

[NK/2021/0821](#) 11 Cornwall Rd, Kettering

Full planning permission:- widen existing garage and first floor side extension above

[NK/2021/0840](#) 24 Glastonbury Close, Kettering

Full Planning Permission:- First Floor front extension

[NK/2021/0844](#) St Mary's Primary School, Fuller St, Kettering

Full Planning Permission: Installation of canopy and ramp to main entrance

[NK/2021/0845](#) 52 Warkton Lane, Kettering

Full Planning Permission: First floor front extension and conversion of attic and garage to habitable rooms with amendments to roof and insertion of rooflights to front and rear

[NK/2021/0843](#) 17 Templar Rd, Kettering (*not on the NNC website at the time of publishing this agenda*)

Full Planning Permission: Single storey front and first floor side extensions with conversion of garage to habitable room
