



**Kettering**  
TOWN COUNCIL

Community • Environment • Heritage

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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 8<sup>th</sup> May 2024 in the Lahnstein Room, 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**  
**1<sup>st</sup> May 2024**

## **AGENDA**

- PC23/091 To receive and accept apologies for absence
- PC23/092 Declarations of Interests
- PC23/093 To agree the minutes of the last meeting held on 10<sup>th</sup> April 2024
- PC23/094 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.*
- PC23/095 **Record of Planning Decisions** (attachment)

PC23/096 **Appeal notifications**

The appeal in respect of the refusal of three new dwellings on the car park of the Woolcomber public house has been withdrawn, leaving their current application to be determined.

PC23/097 **Renotifications**

Renotifications dealt with between meetings, after consultation with members:-

- a) [NK/2024/0063](#) 2 Northampton Rd, Kettering (Wm Knibb ward) Full Planning Permission: Conversion of ground and first floor levels to 7 no. flats including a partial raising of an existing flat roof structure to rear. First floor extension and external staircase to annexe. Insert, remove, alter windows, doors and one rooflight to side and rear elevations and annexe.

*The renotification concerned revised refuse storage arrangements. Our response was that the revised locations may represent some improvement on the previous proposals, but our wider comments on this application remain.*

- b) [NK/2024/0032](#) 68-70 High St Kettering (Wm Knibb ward) Full Planning Permission: Change of use of ground floor and part of first floor from commercial retail to bingo lounge with new shopfront, 1 internally illuminated fascia sign, 1 internally illuminated projecting sign and 2 internally illuminated digital screens.

*Consequential changes to frontage of shop unit and security measures - no further comments made.*

- c) [NK/2024/0049](#) 11 Paradise Lane, Kettering (Wicksteed and St Michaels' ward) Full Planning Permission: 1 no. dwelling

*The revised applications removed some of the windows from the side elevation, which helped address the overlooking concerns that the Council had articulated.*

- d) [NK/2023/0719](#) the Woolcomber, St Johns Rd, Kettering (Ise ward). Full Planning Permission: Erection of 3 no. dwellings to rear of site with associated parking and landscaping with reconfiguration of existing car park

Changes to refuse collection and vehicular access, with some clarifications on other aspects of the development. Our response was:-

*We wish to withdraw our comments about lack of electric vehicle charging points, as this has now been addressed.*

*In all other respects, we maintain our previous objections. In fact, the additional information provided as part of the revisions strengthens our concerns , in particular:-,*

- a) *We remain concerned about the overdevelopment/enclosing impact of the proposed development as shown in document 49, which shows that, due to the hill, it will in fact be higher than the pub by quite some distance. This also means the new houses appear to be higher than number 13 Douglas Court and 15,16 Slim Close (which are bungalows).*
  
- b) *It is unclear what the waste arrangements are - each house has a bin store in their back garden behind one or two locked gates. But the plan says a "management company" will move the refuse and recycling bins to the collection point on collection days, does this mean they will have a key or will the residents be paying for someone to move the bins from the front of their house to the bottom of the driveway? Will the management company then be returning on the same day to move them back again? What guarantee is there that such arrangements will endure?*

#### Renotifications requiring a response

- a) [NK/2023/0701](#) 9 Montagu Street, Kettering (All Saints ward) Full Planning Permission: Addition of 3 no. additional floors with change of use of first floor from snooker club to 30 no. apartments with PV solar panels to roof.  
*The number of flats had been reduced from 30 to 24*
  
- b) [NK/2024/0099](#) 4 Harwood Drive, Kettering (Brambleside ward) Full Planning Permission: Change of use from dwelling to residential care home for up to 3 no. children

Comments in April were:-

*The Council has no objection in principle to the change of use but is disappointed that the application contains no information at all about the internal layout of the building and how that might change, if at all, and would like to see details of that layout.*

*There is no design and access statement included with the application.*

PC23/098 **New Planning Applications for consideration and comment**

[NK/2024/0181](#) Stanier Retail Park, Stanier Close, Kettering (Northfield ward). Full Planning Permission: 12 no. EV charging parking spaces including landscaping and associated works

[NK/2024/0183](#) Stanier Retail Park, Stanier Close, Kettering (Northfield ward) Full Planning Permission: 5 no. parking spaces, landscaping and associated works

[NK/2024/0195](#) 39 Cobden Street, Kettering (Northfield ward) Full Planning Permission: Conversion of HMO (C4) into 4 no. apartments (C3)

[NK/2024/0205](#) 33 Netherfield Rd, Kettering (Wicksteed and St Michaels ward) Full Planning Permission: Raise roof to create additional floor, two storey rear extension and erection of outbuilding

[NK/2024/0210](#) 100 Montagu St, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from car park to hand car wash including creation of vehicular access and boundary treatment

[NK/2024/0168](#) Wren Spinney School, Westover Road, Kettering (St Peters ward) Full Planning Permission: Demolish swimming pool. Classroom extension with disabled WC

[NK/2024/0200](#) 7-8 Silver St, Kettering (Wm Knibb ward) Full Planning Permission: Conversion of partial first floor and entire second floor from offices (Class E(g)) to 4 no. one bedroom, one person flats (Class C3). Alterations to external glazing throughout upper floors and front facade external finishing materials to include cladding

[NK/2023/0776](#) 88 Park Rd, Kettering (All Saints ward) Full Planning Permission: Change of use from dwelling house (C3) to children's residential institution (C2) for one child with 3 carers

[NK/2024/0155](#) 55 Lawson St Kettering (All Saints ward) Full Planning Permission: Change of use from dwellinghouse (C3) to residential institutions (C2) for a maximum of one child

PC23/099 **Applications in the Neighbourhood Plan area**

[NK/2024/0187](#) 15 Glebe Ave, Kettering Full Planning Permission: Convert annex into 1 no. dwelling

[NK/2024/0251](#) 5 The Close, Kettering Full Planning Permission: Garage to the side

PC23/100 **Applications in an adjacent parish**

Kettering Energy Park revised Masterplan [30268-Masterplan-Document-4.4.24.pdf \(ketteringenergypark.co.uk\)](#).

Comments are invited on the revised masterplan by 15<sup>th</sup> May 2024

This was the Council's response in May 2023 to the original plans

**Applications relating to another parish – Kettering Energy Park draft masterplan consultation**

The committee considered the draft masterplan proposals submitted by the prospective developers of Kettering energy park, which was the subject of consultation.

Members welcomed the introduction of new renewable energy provision at or near Burton Wold and the concept of using the energy generated there to power new development in the immediate vicinity. They welcomed the prospect of new jobs in the area, particularly if they were “green collar” jobs.

Aspects of renewable energy which would not be helpful was any biomass which relied on burning imported wood pellets.

Members were also concerned about :-

- a) Access to the site – although recognising that the intended access was from J11 of the A14 measures to ensure that traffic did not use the A6 and particularly did not have to access the site through Finedon were vital; at the very least some upgrading of the highway infrastructure at Finedon would otherwise be essential . The A510 between the site entrance and J11 also needed a significant upgrade
- b) The size and scale of employment buildings on site – no assurances had been given in the masterplan about building size and scale and how they would fit into the topography of the site without becoming very intrusive. The masterplan should aim to place limits on the height and footprint of buildings and the developer should work to assume the site was not just another logistics hub.

PC23/101 **Members are asked to note the following applications that have been received by NNC:-**

[NK/2024/0196](#) 87 Beatrice Rd (All Saints ward)  
Full planning permission – single storey rear extension

[NK/2024/0207](#) 8 The Saplings, Kettering (Brambleside ward)  
Certificate of lawfulness, single storey rear extension

[NK/2024/0224](#) 4 St Christophers Close, Kettering (Ise ward)  
Full planning permission - Single storey front and rear extensions

[NK/2024/0184](#) 25 Martin Rd, Kettering ( St Michaels/Wicksteed ward)  
Full Planning Permission: Single storey rear extension

[NK/2024/0246](#) 112 Gypsy lane, Kettering (St Peters ward)  
Full Planning Permission: Removal of existing extension and reinstatement of original dwelling frontage