



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE TOLLER CHURCH ROOMS, MEETING LANE, KETTERING AT 7PM
ON 15th FEBRUARY 2023

Councillors Present : Cllr Martyn York (Chair)
Cllrs Alexander Evelyn, Clark Mitchell, James Towns, Sarah
Tubbs and Keli Watts,

Officers Present : Martin Hammond, Town Clerk

Item Number	Description
PC22/067	Apologies Apologies were received from Cllr Craig Skinner
PC22/068	Declarations of Interest None
PC22/069	Minutes The minutes of the meeting held on 11 th January 2022 were approved and signed by the chair as a correct record
PC22/070	Public Session None
PC22/071	Record of Planning Decisions by NNC January 2023 to date This report was noted.
PC22/072	New Planning Applications Members were provided with copies of responses that had been submitted on two renotifications received between meetings and upon which the committee's membership had been consulted before being sent. a) NK/2022/0630 Prince of Wales site, Kettering b) KET/2020/0292 Grange Methodist Church site – new housing

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PC22/073	<p>New Planning Applications</p> <p>NK/2022/0776 6-8 Trafalgar Rd. Kettering. Full planning permission Change of use from offices to 12 person HMO</p> <p>OBJECTION</p> <p>This is over development for the site. The development also</p> <ul style="list-style-type: none">- Has insufficient parking provision – at least two spaces short- Lacks cycle storage- Lacks an adequate noise impact assessment- Lacks a sustainable design and energy statement addressing on site renewables- Lacks adequate waste removal arrangements <p>NK/2022/0787 Rockingham Road (corner of Dryden Street), Kettering s.73A Retrospective Application: 1 no. CCTV column and camera</p> <p>NK/2022/0726 Rockingham Road Pleasure Park, Park Avenue, Kettering s.73A Retrospective Application: 5 no. CCTV columns and cameras</p> <p>NK/2022/0788 Wood Street (alley opposite Wilson Terrace), Kettering s.73A Retrospective Application: 1 no. CCTV column and camera</p> <p>NK/2022/0789 Mill Road Park, Mill Road, Kettering s.73A Retrospective Application: 2 no. CCTV columns with cameras and 1 no. transmission pole</p> <p>NK/2022/0790 North Park, North Park Drive, Kettering s.73A Retrospective Application: 2 no. CCTV columns and cameras</p> <p>No objection to all five applications. However, the Council is very disappointed that it has taken two years to resolve the planning consent for these installations, and endorses some of the critical comments made by others about the consequent failure of NNC to properly comply with surveillance rules.</p> <p>NK/2022/0793 75-79 Stamford Rd, Kettering Full Planning Permission: Redevelopment of site including demolition of existing buildings and replacement with ground floor retail, 2 no. one bed apartment, 9 no. two bed apartments and 1 no. three bed apartment on first and second floors with associated access and parking</p>
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	<p>COMMENTS</p> <p>The Council welcomes the opportunity to improve this derelict site. However, the development</p> <ul style="list-style-type: none">- Has Insufficient parking- Has Insufficient cycle parking- Gives no indication that electric vehicle charging points will be provided including for the retail unit- Lacks a sustainable design and energy statement to show what low carbon technologies will be provided <p>The Council would like to see a plan which avoids the loss of the mature tree adjacent to the development site, and for a better remedy if it is lost than one replacement sapling. The development does not currently show adequate steps to deliver a net bio-diversity gain. The recommendations in the environmental impact assessment should be conditioned.</p> <p>The Council supports the various comments made by the police.</p> <p>NK/2023/0017 23 Station Rd, Kettering Full Planning Permission: Conversion to reduce no. of flats from three to two with single storey side extension</p> <p>COMMENTS</p> <p>The development needs to show adequate cycle storage and the provision of electric vehicle charging points.</p> <p>The design and access statement does not add much value</p> <p>There needs to be a sustainable design and energy statement</p> <p>There is insufficient reference to net bio-diversity gain in the application</p> <p>NK/2023/0007 50 Hawthorn Rd, Kettering (Headlands Neighbourhood Plan area) Full Planning Permission: Change of use from dwelling to supported childrens accommodation</p> <p>No objections</p> <p>NK/2023/0008 Flat 12, 49a Mill Road, Kettering Full Planning Permission: Change of use from dwelling to supported childrens accommodation</p> <p>No objections</p> <p>NK/2022/0019 62 Headlands, Kettering (Headlands Neighbourhood Plan area) Full Planning Permission: Four storey and two storey rear extensions and single storey storey</p>
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front and side extension, alterations to garage at rear, addition of rooflights to existing roof

No objections although the development needs to include cycle storage, electric vehicle charging points and a sustainable design and energy statement should be provided. It is not clear what on site parking space exists to support the increased footprint of the building.

[NK/2023/0022](#) 64 Rockingham Rd, Kettering Full Planning Permission: Second floor extension with loft floor to create 7 no. additional flats, dormer windows to the front and side, roof lights to the rear and associated works

OBJECTION

This development is an over development of the site and the massing of the building is significant. In particular

- It will put additional pressure on parking and access to the adjacent area
- There is no design and access statement
- There is no built in storage for the flats
- There is no sustainable design and energy statement
- There is inadequate waste storage arrangements proposed
- There is no explanation of how ventilation will be addressed alongside measures to address noise as the one will interact with the other. Given the location of the flats above a restaurant, there will be issues of smells, extraction and noise to address.

The means of any construction on this site will need to be heavily conditioned given its location.

[NK/2022/0014](#) 15 Neale Ave Kettering Full Planning Permission: Demolish existing extensions to flats, alter existing building back to single dwelling with associated works, erect two detached dwellings with associated landscaping and access

COMMENTS

No objection but it is understood that there may be bats living in the building, so an ecological survey is required.

A sustainable design and energy statement is required

Electric vehicle charging points should be provided

The overall parking provision, particularly for the retained building seem inadequate.

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	<p>NK/2022/0795 7A Dalkeith Place, Kettering Full Planning Permission: Alterations to shopfront and single storey rear extension</p> <p>The Town Council supports and welcomes this application</p>
PC22/074	<p>Outstanding S106 Contributions</p> <p>A report on the outstanding S106 contributions from consented schemes in Kettering was circulated and noted.</p>
PC22/075	<p>NNC Area Planning Committee arrangements</p> <p>Following comments at the last full Council about the expectations on the Town Council to attend area planning committee to elaborate on applications to which it had objected, the clerk had spoken to officers at NNC.</p> <p>NNC were currently reviewing their area planning committee structures and their delegation scheme but there was currently no constitutional expectation that the Town Council should attend area planning committees and it was the case that the Town Council's comments were reported in full to the area planning committee. A further update would be provided after the NNC had hosted a briefing session at the end of this month on their intended changes.</p>
	Meeting closed at 8.00pm

Signed

Date