



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE TOLLER CHURCH ROOMS, MEETING LANE, KETTERING AT 7PM
ON 5th APRIL 2023

Councillors Present : Cllr Martyn York (Chair until 7.15pm)
Craig Skinner (Chair) (arrived 7.15pm)
Cllrs Alexander Evelyn, James Towns, and Keli Watts,

Officers Present : Martin Hammond, Town Clerk

Item Number	Description
PC22/084	Apologies Apologies were received from Cllrs Clark Mitchell, Anup Pandey and Sarah Tubbs
PC22/085	Declarations of Interest None
PC22/086	Minutes The minutes of the meeting held on 8 th March 2023 were approved and signed by the chair as a correct record
PC22/087	Public Session None
PC22/088	Record of Planning Decisions by NNC January to March 2023. This report was noted.
PC22/089	Changes to NNC Planning Service A report was submitted setting out the changes that NNC intended to make to its planning arrangements, in the light of a peer review into the service conducted in 2022. NNC were intending to reduce the number of planning committees to two and to change the scheme of delegation so that statutory consultees, including parish and town councils would only be able to refer an unresolved planning decision to committee where it fell within the category of a major

Kettering Town Council

	<p>application. Minor and other applications could still be placed in front of a committee where an NNC member called it in or where more than 10 objections had been received. At the same time, there would be a heightened expectation that the Town Council would attend a planning committee meeting where its objection had resulted in the application being on that committee's agenda.</p>
PC22/090	<p>Re-notifications and re-submissions</p> <p>NK/2022/0590 100 Rothwell Rd, Kettering (St Peters ward) Outline Application: 1 no. dwelling</p> <p>Comments – the Council is still concerned about the access arrangements to and from the highway to the proposed development, as set out in its previous response</p> <p>NK/2022/0734 Kettering Electrical Centre, 11 Stamford Road, Kettering (All Saints ward) Full Planning Permission: Convert first floor three bedroom flat into two single bedroom flats and part of ground floor shop premise into one single bedroom flat with associated works</p> <p>Comments – no remaining concerns as a result of the changes made</p> <p>NK/2022/0793 75-79 Stamford Rd, Kettering (All Saints ward) 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> <p>Comments – the Council is happy now with the parking arrangements although still not clear about</p> <ul style="list-style-type: none">- The provision of electric vehicle charging points- Tree protection and/or replacement- The provision of a sustainable design and energy statement <p>There were two further applications which had been dealt with between meetings, as set out on the agenda.</p> <p>NK/2023/0019 62 Headlands, Kettering (St Michaels and Wicksteed ward) Full Planning Permission: Four storey and two storey rear extensions and single storey front and side extension, alterations to garage at rear, addition of rooflights to existing roof.</p>

Kettering Town Council

	<p>NK/2023/0062 27 Station Rd, Kettering (St Michaels and Wicksteed ward) Full Planning Permission: Creation of additional floor to accommodate 2 no. dwellings</p>
PC22/091	<p>Appeal Notifications</p> <p>NK/2022/0450 137 Wellington St, Kettering (All Saints Ward) Full Planning Permission: Change of use of outbuilding to 2 no. flats</p> <p>Noted - no further submission required.</p>
PC22/092	<p>New Planning Applications</p> <p>NK/2023/0067 51 Montagu St, Kettering (All Saints ward) Full Planning Permission: Conversion of first floor to 1 no. flat with creation of bin store to front</p> <p>No adverse comments although environmental health's comments about noise and smell are relevant.</p> <p>NK/2022/0080 3 Spinney Lane, Kettering (St Michaels/Wicksteed ward). Full Planning Permission: Demolish existing bungalow and construct 1 no. dormer bungalow with render, balcony and integral garage</p> <p>No objection but</p> <ul style="list-style-type: none">- Better screening of the development as recommended by the Gardens Trust would be welcome- There is no sustainable design and energy statement- No built in storage is discernable from the application <p>NK/2023/0102 Playing Fields (adj to), Highfield Road, Kettering (St Michaels/Wicksteed ward) Determination - telecommunications: 16m slim-line monopole with 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary works</p> <p>The Council remains concerned about the visual impact of this proposed mast in this location and its proximity to the play area. Some attempt to screen the base and the equipment should be encouraged.</p> <p>NK/2023/0119 Henson Way (land at), Kettering (St Peters ward) determination - telecommunications: 20m slim-line monopole with 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary works</p> <p>No objections</p>

Kettering Town Council

	<p>NK/2023/0155 St Marys Road Streetworks, St Marys Road, Kettering (William Knibb ward) Determination - telecommunications: Installation of 15m monopole and associated telecommunications cabinets</p> <p>The Council remains concerned about the visual impact of this proposed mast in this location . Some attempt to screen the base and the equipment should be encouraged.</p> <p>NK/2023/0128 5 Market St Mews, Market St, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from retail to 1 no. residential unit</p> <p>Objection – the proposed living accommodation is too small, the location is unsuitable for residential use, and the occupants will suffer from noise and smells, there is no parking, no cycle storage, no built in storage and no sustainable design and energy statement. The applicant has not demonstrated an absence of demand for retail use of the building as a precursor to a change of use.</p> <p>NK/2023/0189 Units 3 and 4, Market Street Mews Market Street Kettering (Wm Knibb ward) Full Planning Permission: Change of use from retail to 2 no. apartments</p> <p>Objection the proposed living accommodation is too small, the location is unsuitable for residential use, and the occupants will suffer from noise and smells, there is no parking, no cycle storage , no built in storage and no sustainable design and energy statement. The applicant has not demonstrated an absence of demand for retail use of the building as a precursor to a change of use. The “study” on the first floor is a thinly disguised second bedroom which would make the development even less sustainable is so used.</p> <p>NK/2023/0190 7 (land adjacent), Rosebery Street, Kettering (Wm Knibb ward) Full Planning Permission: 1 no. dwelling</p> <p>The Council notes that this development is very similar to the previous refused application, except that it has lost its on site parking space.</p> <p>The application lacks a sustainable design and energy statement and its relationship to the dwelling at its rear (no 10) needs to be examined for the impact this might have on that other property. It shows no built in storage.</p>
	Meeting closed at 7.55 pm

Kettering Town Council

Signed

Date