



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE MUNICIPAL OFFICES, BOWLING GREEN RD, KETTERING AT 7PM
ON 6th JUNE 2023

Councillors Present :- Cllrs Robin Carter, Alexander Evelyn, Clark Mitchell,
Craig Skinner; Sarah Tubbs and Bev Wright

Officers Present : Martin Hammond, Town Clerk

Item Number	Description
PC23/01	Election of Chair Cllr Skinner was proposed and elected as chair for the municipal year.
PC23/02	Appointment of Deputy Chair Cllr Carter was proposed and appointed as Deputy Chair for the municipal year.
PC23/03	Apologies Cllrs Anup Pandey, James Towns and Sarah Tubbs
PC23/03	Declarations of Interest Cllr Carter indicated that he would be unable to comment on item 23/10 WNC/22/00050/WASFUL as a member of the NNC Area Planning Committee.
PC23/05	Minutes The minutes of the meeting held on 23 rd May 2023 were approved and signed by the chair as a correct record. The clerk reported that the enforcement issue in Ebenezer place raised at the last meeting had been reported to NNC and they had made efforts to gather evidence
PC23/06	Jobs Yard Unauthorised development The clerk reported on the outcome of the recent High Court trial in this matter; the developer was bound by the court to demolish the fifth and sixth stories of the building, by 23 rd August, and to appoint structural surveyors to assess the

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	<p>condition of the rest of the building, with a view to an end solution being agreed with the local authority by 15th November, failing which the court would reconvene for a determination on the case.</p>
PC23/07	<p>Record of Planning Decisions by NNC April to June 2023</p> <p>This report was noted.</p> <p>It was noted that the Town Council's own applications for fencing renewal at Windmill Ave allotments had been approved.</p>
PC23/08	<p>Appeal Notifications</p> <p>NK/2022/0544 112 -114 Mill Road (Unit to rear), Kettering Change of use from Storage Unit to Open Plan Residential Unit</p> <p>No further comments to be submitted</p>
PC23/09	<p>Re-notifications and re-submissions</p> <p>NK/2023/0128 5 Market St Mews, Market St, Kettering (Wm Knibb ward) <u>14 day re-notification</u> Full Planning Permission: Change of use from retail to 1 no. residential unit</p> <p>It is noted that the noise assessment findings have reinforced the Council's earlier comments on this issue that the building is unsuitable for residential use. Indeed, the noise assessment did not measure noise levels at the busiest times of the week, so is probably an understatement. All the other points made by the Council previously still stand.</p>
PC23/10	<p>Consultation on planning applications in a neighbouring parish</p> <p>WNC/22/00050/WASFUL Fernbrook Bio Limited, Rothwell Road, Kettering, Construction of additional feedstock storage, digester, pasteuriser, digestate storage tanks and installation of associated pipework and equipment, relocation of biogas upgrading equipment, propane tanks and associated infrastructure, increase waste throughput from 49,000 to 100,000 tonnes per annum, extension of waste reception building and installation of second feedstock line internally and replacement / upgrading of existing odour abatement systems</p> <p>No comments</p>

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PC23/11	<p>New Planning Applications</p> <p>NK/2023/0230 68 Headlands (land to rear), Kettering (Wicksteed/St Michaels ward; Headlands NPA)) Outline Application: 2 no. dwellings with access only (off Ostlers Gardens) considered</p> <p>Objection – by reason of</p> <ul style="list-style-type: none">- Loss of open space in contravention of the Neighbourhood Plan policies- Access arrangements for emergency service access – there would be too many properties relying on a shared drive- Inadequate refuse collection arrangements as a further consequence of too many properties relying on a shared drive <p>NK/2023/0250 and NK/2023/0257 both for 25 Montagu St Kettering (All Saints ward) Application for Listed Building Consent: Revision of KET/2017/0239 and KET/2021/0237 to increase no. of apartments from 10 to 11 with the inclusion of a landlords office, associated works including the insertion of replacement windows to north elevation, rooflights to east and west elevations, additional staircase, landscaping, car parking provision and bin store</p> <p>No objections</p> <p>NK/2023/0059 10-12 Horsemarket, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from gym to taxi business</p> <p>No objections; whilst the Town Council understands the concerns of hackney carriage drivers as set out in the neighbour objections letters, these are not planning considerations.</p> <p>NK/2023/0287 Hawthorn Primary School, Hawthorn Road, Kettering, (Wicksteed/St Michaels ward) Full Planning Permission: Erection of boundary fencing and alteration of pedestrian and vehicle access gates</p> <p>No Objections</p> <p>NK/2023/0269 51-53 Wood Street, Kettering (All Saints Ward) Full Planning Permission: Conversion of garage into a</p>

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	<p>one person, 1 no. bedroom residential apartment with associated works</p> <p>This is a poor quality building and the Town Council doubts it is capable of being converted into acceptable accommodation. A further residential unit in this area will place more pressure on an already overcrowded parking position in Wood St.</p> <p>NK/2023/0291 236 Mill Rd Kettering (William Knibb ward) Full Planning Permission: Change of Use of dwelling from C4 six bed, six person HMO to Sui Generis seven bedroom, seven person HMO, to include construction of garden annex with timber boarded cladding</p> <p>OBJECTION – this is essentially a shed which it is proposed to convert into a stand alone residential unit. It is not part of the wider HMO as it is detached from it and represents a very poor quality proposal.</p> <p>NK/2023/0303 St Lukes Close, (adj. 397 St John's Rd) Kettering (Ise ward) Determination – 15m 5G telecomms installation, H3G street pole and additional equipment cabinets</p> <p>The location of this equipment appears highly detrimental to the amenity of 1 St Lukes Close and a location on the open space further up St John's Rd would have been preferable.</p>
	Meeting closed at 7.40pm

Signed

Date