



**Kettering**  
TOWN COUNCIL

Community • Environment • Heritage

MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL  
HELD IN THE MUNICIPAL OFFICES, BOWLING GREEN RD, KETTERING AT 7PM  
ON 13<sup>th</sup> SEPTEMBER 2023

Councillors Present : Cllr Craig Skinner (chair)  
Cllrs Robin Carter, Dez Dell, Alex Evelyn, Clark Mitchell, Anup  
Pandey, James Towns and Bev Wright

Officers Present : Martin Hammond, Town Clerk

One member of the public attended.

Item Number	Description
<b>PC23/028</b>	<b>Apologies</b>  Apologies were received from Cllr Sarah Tubbs for whom Cllr dell was acting as substitute
<b>PC23/029</b>	<b>Declarations of Interest</b>  Cllrs Dell, Towns and Wright all referenced their membership of the Save Weekley Wood campaign group in relation to item 33 below.  Cllr Wright declared a non pecuniary interest in application NK/2023/0436 as she lived in an adjacent street.
<b>PC23/030</b>	<b>Minutes</b>  The minutes of the meeting held on 2023 were approved and signed by the chair as a correct record
<b>PC23/031</b>	<b>Public Session</b>  None
<b>PC23/032</b>	<b>Record of Planning Decisions by NNC July to September 2023.</b>  This report was noted.

# Kettering Town Council

<p><b>PC22/033</b></p>	<p><b>Appeal Notifications</b></p> <p><a href="#">KET/2020/0121</a> Weekley Wood Lane (land at), Kettering. Full Planning Permission (EIA): 5 no. B8 warehouses, 1 no. B2 general industry building, service yards, parking, drainage, landscaping and 3 no. substations.</p> <p><b>RESOLVED</b> that additional comments be submitted to the planning inspectorate as follows:-</p> <p>The Council would prefer this application, in its current state, not to proceed because it does not sufficiently address the following concerns:-</p> <ul style="list-style-type: none"><li>- The strain it will place on existing junctions and the highway network; the roundabout nearest to the development is already an accident blackspot and this development, let alone the potential for the development of the wider site will overwhelm the highway capacity north of Kettering.</li><li>- The failure of the application to adequately deal with public transport options to serve the development site</li><li>- The failure of the application to show how compliance with part L of the building regulations will impact upon the design and site infrastructure – for example the location of sub stations, the application of photovoltaic panels and other measures to reduce the carbon footprint of the development</li><li>- The failure of the application to explain how it will respect the designation of the site as a local wildlife site, and how trees will be protected.</li></ul> <p>Proposals to develop the site need not only to address these technical shortcomings above but also to</p> <ul style="list-style-type: none"><li>- Comply with the requirement for a masterplan to be produced first for the whole of the area allocated within the Local Plan</li><li>- Fit much more comfortably into its surroundings, in terms of visual amenity (less large and high buildings) and preserving a greater amount of the existing natural habitat</li><li>- Ensuring continued public access to land which the public currently enjoy and which adds to the natural capital available to residents of Kettering.</li><li>- Aim to achieve BREEM excellent standard as part mitigation for the loss of green space and habitat that even the most sensitive development would entail</li></ul>
------------------------	--

# Kettering Town Council

<p><b>PC23/034</b></p>	<p><b>Re-notifications and re-submissions</b></p> <p><a href="#">NK/2023/0333</a> 113 Rockingham Road, Kettering (Northfield ward) Full Planning Permission: Change of use from C3 dwelling house to C2 supported living accommodation for 3 children</p> <p>No Objections</p> <p>Renotifications between meetings had been received in respect of <b>NK/2023/0128 and NK/2023/0189</b>, both relating to the conversion of retail premises, Market St Mews, to residential. The Council had objected to both applications and, the clerk maintained the Council's objections as the recent noise assessments had reinforced the decision to object.</p>
<p><b>PC23/035</b></p>	<p><b>New Planning Applications</b></p> <p><a href="#">NK/2023/0339</a> Chalkies Snooker Club, Silver Street, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from club to 8 no. apartments on first and second floors with replacement windows</p> <p><b>OBJECTION</b></p> <p>The application will place an unacceptable strain on parking provision in the town centre – it is unrealistic to keep consenting flat developments which rely on residents using public car parks to park their cars, as the capacity of those car parks to serve visitors and residents does not exist</p> <p>It does not adequately address fire escape/access</p> <p>It does not address mechanical and acoustic ventilation needs</p> <p>The comments of the waste authority are endorsed</p> <p>The comments of the environmental health team on land contamination and noise are endorsed</p> <p>Whilst cycle storage proposals meet requirements, some of it needs to be horizontal parking rather than vertical parking, as otherwise it will discourage cycle use</p> <p>The external detailing of the first and second floors of the building should be preserved</p> <p>There is no built in storage shown on the plans</p> <p>Within the design and access statement</p> <ul style="list-style-type: none"><li>- Para 3.1 claiming the area is quiet is completely erroneous – this remains one of the busiest areas of</li></ul>

# Kettering Town Council

	<p>town for pedestrian and vehicle traffic and is right next to the bus interchange in Newlands St. Footfall figures monitored by NNC show monthly pedestrian footfall at 152,000 (August 23).</p> <ul style="list-style-type: none"><li>- Para 4.2 makes unsupported claims about sustainability and does not attempt to address the need to improve sustainability in the buildings.</li></ul> <p>More generally, the conversion of commercial premises into residential units in the town centre often sets up future conflicts between residents and their commercial neighbours and this application does nothing to ameliorate that future conflict.</p> <p><a href="#">NK/2023/0497</a> Warkton Lane (land adj/land off), Kettering (Ise ward) Hedgerow Notification: H1-H3 Hedgerow - remove 3 no. sections of hedgerow to facilitate the installation of a new water main, where possible existing gaps in the hedgerow at these locations will be widened to give 6m of clearance</p> <p>No objections – the hedge reinstatement needs to be properly supported so that the new growth is given the maximum chance to be established.</p> <p><a href="#">NK/2023/0461</a> 199 Rockingham Rd, Kettering ( Northfield ward) Full Planning Permission: Change of use from residential dwelling to a children's home for up to four children and erection of detached bin and cycle stores</p> <p>No objections, but the highway authority's comments about visibility splays should be addressed, possibly by moving the gate.</p> <p><a href="#">NK/2023/0436</a> 45 Carlton Street, Kettering (Northfield ward) Full Planning Permission: Subdivision of existing property to create additional C3 dwelling with minor external works</p> <p><b>OBJECTION</b></p> <p>Lack of adequate parking on site</p> <p>No sustainable design and energy statement</p> <p>No provision for electric vehicle charging points or cycle storage</p> <p>Insufficient headroom within the design of the new flats</p> <p>No built in storage for the proposed new flats</p>
--	--

# Kettering Town Council

	<p>Unclear waste management arrangements</p> <p>Police comments should be sought.</p> <p><a href="#">NK/2023/0470</a> Kingsley School, Churchill Way, Kettering (Ise ward) Full Planning Permission: Erection of single storey teaching block including associated hard landscaping, solar PV panels to roof, weatherboard cladding and plant enclosure, to replace single storey modular teaching block</p> <p>No objections to the proposed development. The main issue for residents is the nature of the temporary access route through Anderson Drive. This must be an access route for construction traffic only and access should be between 9 and 5 during the day, when the road is likely to be least busy, not during the evening when most residents will be home. A limit on the size of delivery vehicles within the construction management plan is desirable. The temporary access should be closed once construction is complete.</p> <p><a href="#">NK/2023/0464</a> 2 Charles St, Kettering (All Saints Ward) Full Planning Permission: Convert single dwelling into 2 no. flats with loft conversion *</p> <p>Comments as follows:-</p> <p><b>General</b></p> <ul style="list-style-type: none"><li>• Application form does not appear to be correctly filled out.</li></ul> <p><b>Layout</b></p> <ul style="list-style-type: none"><li>• Within the ground floor flat at the back of the building ,the bedroom seems very small does this meet regulations?</li><li>• The proposed bedroom in the loft does this meet fire regulations? No obvious egress in case of fire. Fire service views should be sought.</li><li>• Ground floor bedroom situated on street side at the front of the property will be susceptible to noise. Confirmation of ventilation strategy or a noise assessment should be provided to confirm noise problems will be mitigated.</li><li>• No built in storage indicated.</li><li>• There appears to be insufficient headroom on the second floor for most of the space indicated as a bedroom.</li></ul>
--	--

# Kettering Town Council

	<ul style="list-style-type: none"><li>• First floor kitchen door does not open fully due to chimney breast.</li></ul> <p><b>Parking</b></p> <ul style="list-style-type: none"><li>• No on site parking is available. Additional accommodation will increase pressure on street parking which is currently congested</li></ul> <p><b>Facilities</b></p> <ul style="list-style-type: none"><li>• Need more information on the bin store and cycle store</li></ul> <p><b>Design</b></p> <ul style="list-style-type: none"><li>• A Sustainable Design &amp; Energy Statement should be provided in accordance with the Local Requirements for Planning Applications. This should describe what improvements will be made to meet current energy efficiency standards and the use of any on-site renewable energy systems.</li><li>• A Biodiversity Survey &amp; Report in accordance with the Local Requirements for Planning Applications should be provided to ensure there are no bat or bird roosts in the roof.</li></ul> <p><a href="#">NK/2023/0492</a> 7 Rosebery St, Kettering ( Wm Knibb ward) Full Planning Permission: 1 no. dwelling</p> <p>No objections although the application lacks much detail. The building is out of keeping with the street scene but is an acceptable use of an under used plot and avoids overlooking concerns for adjacent properties.</p> <p>There is no cycle storage shown.</p>
	Meeting closed at 8 pm

Signed .....

Date .....