



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE MUNICIPAL OFFICES, BOWLING GREEN ROAD, KETTERING AT
7PM ON 11TH OCTOBER 2023

Councillors Present : Cllr Craig Skinner (Chair)
Cllrs Alexander Evelyn, Robin Carter, Clark Mitchell, James
Towns and Bev Wright

Officers Present : Martin Hammond, Town Clerk

Two members of the public were present

Item Number	Description
PC23/036	Apologies Apologies were received from Cllrs Pandey and Tubbs
PC23/037	Declarations of Interest None
PC23/038	Minutes The minutes of the meeting held on 13 th September 2022 were approved and signed by the chair as a correct record
PC23/039	Public Session None
PC23/040	Record of Planning Decisions by NNC July to September 2023. This report was noted.
PC23/041	Re-notifications and re-submissions It was reported that renotifications had been received in respect of three applications, each with response deadlines ahead of this meeting. In each case, after consultation with members, the Council had maintained its original objections. NK/2023/0047 Jasper's Bar, Meeting Lane, Kettering (Wm Knibb ward). Full Planning Permission: Creation of 8 flats (one existing and 7 new)

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	<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>NK/2022/0630 Prince Of Wales, Dalkeith Place, Kettering Full Planning Permission: Conversion and change of use of public house and single residential flat to 6 no. flats and single retail unit (Use Class E)</p> <p>NK/2023/0339 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. Amedments concerning refuse store, elevations and floor layouts.</p> <p>No change to comments already made except to:-</p> <ul style="list-style-type: none">a) acknowledge that the refuse arrangements and cycle facilities have had some improvements to them,b) dispute the applicant's claims about ambient noise levels in the area being low at night.
PC23/042	<p>New Planning Applications</p> <p>NK/2023/0530 8 Market Place Kettering (Wm Knibb ward) Full Planning Permission: Change of use of first and second floors from offices to 7 no. apartments with associated parking and bike/bin stores, installation of external staircase, amendments to fenestration to rear elevation and relocation of ground plant at rear to the roof</p> <p>OBJECTION</p> <p>The use of this prime town centre commercial site for residential purposes is not appropriate. The development cannot satisfy the criteria in the Kettering Site Specific plan, and the NPPF to ensure that conflicts don't arise between adjacent uses.</p> <p>The proposed development also suffers from inadequate parking provision, which could easily be remedied by allocating a larger amount of the existing car park for users of the flats.</p> <p>The noise assement was carried out in March at a time when ambient noise levels would have been lower than average.</p> <p>The technical assessments shows that there will be over-heating of some flats which would in turn require air</p>

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	<p>conditioning units to be installed. The noise impacts on those units with skylights has been overlooked. The development should consider installing solar glass or other passive measures instead of air conditioning.</p> <p>The access for refuse freighters is unclear.</p> <p>NK/2023/0544 32a Poplars Farm Road, Kettering (Ise ward) Full Planning Permission: Change of use from dwelling house to residential Care Home for up to 4 no. children</p> <p>No objections. Clarification is required on the level of expected staff and visitor parking.</p> <p>NK/2023/0564 137 Wellington Street, Kettering (All Saints ward) Full Planning Permission: Change of use of outbuilding to 2 no. flats</p> <p>No objections, although a parking beat survey would be desirable before any consent is given.</p> <p>NK/2023/0572 11 Paradise Lane, Kettering (St Michaels and Wicksteed ward). Full Planning Permission: 1 no. dwelling</p> <p>No objections, but the following features need to be clarified:-</p> <ul style="list-style-type: none">- the risk of overlooking from the proposed balconies in respect of 61 Pytchley Rd- absence of cycle storage- no sustainable design and energy statement has been prepared to show the use of low carbon technologies- application of a sustainable drainage system to prevent water run off from new areas of hardstanding.
	Meeting closed at 7.30 pm

Signed

Date