



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL  
HELD IN THE MUNICIPAL OFFICES, BOWLING GREEN ROAD, KETTERING AT  
7PM ON 8<sup>th</sup> NOVEMBER 2023

Councillors Present : Cllrs Alexander Evelyn, Robin Carter (from 7.18pm) Clark Mitchell, James Towns and Bev Wright

Officers Present : Martin Hammond, Town Clerk

Item Number	Description
<b>PC23/043</b>	<b>Apologies</b>  Apologies were received from Cllrs Pandey, Skinner and Tubbs. As Cllr Carter had been delayed getting to the meeting, it was  <b>RESOLVED</b> that Cllr Towns be elected to chair the meeting.
<b>PC23/044</b>	<b>Declarations of Interest</b>  None
<b>PC23/045</b>	<b>Minutes</b>  The minutes of the meeting held on 11 <sup>th</sup> October 2023 were approved and signed by the chair as a correct record
<b>PC23/046</b>	<b>Public Session</b>  None
<b>PC23/047</b>	<b>Record of Planning Decisions by NNC October- December 2023</b>  This report was noted.
<b>PC23/048</b>	<b>Re-notifications and re-submissions</b>  <a href="#">NK/2023/0544</a> 32a Poplars Farm Road, Kettering Full Planning Permission: Change of use from dwelling house to residential Care Home for up to 4 no. children.  No further comments to make

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	<p><a href="#">NK/2023/0373</a> Percy Hawkins and Sons Ltd, Carey Street, Kettering (Wm Knibb ward) Full Planning Permission: Erection of 9 no. dwellings.</p> <p>It was noted that this re-notification had been received between meetings and that no further comments had been offered.</p>
<b>PC23/049</b>	<p><b>New Planning Applications</b></p> <p><a href="#">NK/2023/0614</a> Car sales and workshops, Lawson Street (land adj. to 52), Kettering ( All Saints ward) Full Planning Permission: Demolition of existing buildings and erection of 70 no. residential dwellings and associated works including access, car parking and landscaping</p> <p>The application was broadly supported in terms of its massing and layout, and for the fact that it brought a poorly used site back into use. Tge use of indeigineous trees and the overall parking provisison were well received. The following comments were made:-</p> <ul style="list-style-type: none"><li>- External lighting needed to be addressed and specified</li><li>- The number of parking spaces which were accessed immediately off Lawson St might need to be tested by the highway authority against highway safety considerations</li><li>- The on site drainage attentuation was good, but it could be further improved to achieve green field site run off levels of performance, to safeguard against East Brook culvert being overwhelmed.</li><li>- The conclusions of the ecology survey are supported and its recommendations should be followed</li><li>- Obscure glazing may be necessary in some windows to avoid overlooking of houses on Clarence Rd</li></ul> <p><a href="#">NK/2023/0471</a> 70 Stamford Road, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from dry cleaners to ground floor hot food takeaway and first floor apartment with external staircase and amendments to fenestration to side and extraction flue to rear roof</p> <p>Comments- no objections; the planning authority should satisfy itself of the need for opening restrictions to safeguard local amentity</p> <p><a href="#">NK/2023/0539</a> Maplefields School, Beatrice Road, Kettering (All Saints ward) s.73 Application: Variation of condition no. 2 of KET/2020/0815 in respect of amended plans</p>

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No objections; the bay windows proposed should be of a chamfered design rather than a square design, to better fit in with the adjacent street scene.

[NK/2023/0558](#) St Peters School, 52 Headlands, Kettering (Wicksteed and St Michaels ward) (Neighbourhood plan area) Application for Listed Building Consent: Replace signage on boundary

No objections

[NK/2023/0588](#) 26-27 Market Street, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from first and second floor offices to 1 no. dwelling with insertion of door to shop front

No objections;

- The application should be accompanied by a sustainable design and energy statement
- The heritage comments made by the HAZ are noted and every effort should be made to ensure the new doorway and mosaic floor is in keeping with the adjacent building
- Details are required in respect of cycle parking, noise attenuation and ventilation arrangements

[NK/2023/0604](#) 3 Alexandra Street, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from B8 (storage/warehousing) to F1 (place of worship).

The change in use is supported. There should be a parking best survey produced and there should be provision for cycle parking on site.

[NK/2023/0638](#) Warkton Lane (land adj/land off), Kettering (Ise ward) H1-H3 Hedgerow - removal of up to 6 m of hedgerow at three locations to facilitate the installation of a new water main

The hedge reinstatement needs to be properly supported so that the new growth is given the maximum chance to be established.

[NK/2023/0659](#) Harlequin Pub, 136 Stamford Rd, Kettering (Avondale Grange ward) Full Planning Permission: Change of use of ground floor from public house (sui generis) to shop (Class E)

Change of use is fully supported.

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	<p><a href="#">NK/2023/0593</a> 20-26 Silver Street, Kettering (Wm Knibb ward) Full Planning Permission: Replace timber framed first and second floor windows with UPVc</p> <p>It is not clear if the first and second floor are in residential or commercial use. If the former, then noise attenuation measures should be considered and the windows may need ventilators within them.</p>
	Meeting closed at 7.28 pm

Signed .....

Date .....