



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE MUNICIPAL OFFICES, KETTERING AT 7PM ON 14TH FEBRUARY
2024

Councillors Present : Cllr Craig Skinner (Chair)
Cllrs Maggie Don, Clark Mitchell, Anup Pandey, James
Towns and Sarah Tubbs

Officers Present : Martin Hammond, Town Clerk

Two members of the public were present

Item Number	Description
PC23/061	Apologies Apologies for absence were received from Cllr Robin Carter, Cllr Alex Evelyn and from Cllr Bev Wright, for whom Cllr Don was acting as a substitute.
PC23/062	Declarations of Interest none
PC23/063	Minutes The minutes of the meeting held on 10 th January 2024 were approved and signed by the chair as a correct record
PC23/064	Public Session A statement from the Kettering Town FC Community Trust in support of application NK/2024/0010 had been circulated and was read out in the meeting.
PC23/065	Record of Planning Decisions by NNC January to March 2024 This report was noted.
PC23/066	Re-notifications and re-submissions NK/2022/0454 75 Beatrice Road (land adj), Kettering (All Saints ward). Full Planning Permission: 5 no. one bedroom apartments. No objections

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	<p>The following re-notifications had been dealt with between meetings and the responses were reported on the agenda paper.</p> <p>NK/2023/0047 Jaspers Bar, Meeting Lane, Kettering (Wm Knibb ward) Full Planning Permission: 1 no. additional flat to first floor and roof extension to form 2 no. additional flats, with cladding</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>NK/2023/0734 53 Wood Street, Kettering (All Saints ward) Full Planning Permission: Conversion of garage into a one person, 1 no. bedroom residential apartment with associated works (resubmission of NK/2023/0269)</p> <p>NK/2023/0751 85 Princes Street, Kettering (All Saints ward) Full Planning Permission: Change of use from residential property to care home for up to two children</p>
<p>PC23/067</p>	<p>New Planning Applications in the Headlands Neighbourhood Plan area</p> <p>NK/2024/0050 66 Headlands, Kettering Full Planning Permission: Single storey rear extension with dual pitched roof. Raised terrace and pergola</p> <p>No objections</p>
<p>PC23/068</p>	<p>New Planning Applications</p> <p>NK/2023/0719 the Woolcomber, St Johns Rd, Kettering (Ise ward). Full Planning Permission: Erection of 3 no. dwellings to rear of site with associated parking and landscaping with reconfiguration of existing car park</p> <p>The Council wishes to maintain – and extend- its objections that applied to the previous application viz:-</p> <p><i>Housing proposal - OBJECTION</i></p> <ul style="list-style-type: none">- The site is in an unsatisfactory location and as such represents over development ;- it reduces parking availability at the pub and will oblige customers to park on street in adjoining areas,- There are no effective proposals to mitigate the noise nuisance that will be experienced as a result of the houses directly facing the existing outdoor seating area

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	<p>of the pub - the comments made by environmental health on this point are fully endorsed</p> <ul style="list-style-type: none">- Waste collection arrangements are not clear but would suggest the need to leave bins at the car park entrance some way from the houses and effectively in a public space on collection days- There are no electric vehicle charging points described- No renewable technologies such as heat pumps or photo-voltaic units are described <p>NK/2023/0777 Action House, 35-41 Montagu Street, Kettering (All Saints ward) Full Planning Permission: Change of Use of Class (E) commercial business and service to Class C3 8 no. apartments on first and part of ground floor</p> <p>No objection to the proposal although the following issues need to be addressed within the application</p> <ul style="list-style-type: none">- There is likely to be some contamination arising from the site's redevelopment and this should be managed, particularly in respect of asbestos- Bin storage arrangements are not large enough for the proposed number of flats- The application needs to demonstrate improvements in fuel and energy use and to describe the impact that renewable technologies will have on the appearance of the building and noise generated.- The opportunity exists to put a sustainable drainage system in and this should be conditioned.- Noise mitigation measures from the flats from the adjacent noisy street need to be described.- It is not clear how access to the car park is actually being provided and how commercial traffic serving the commercial units is to be separated from domestic parking – there will be noise from commercial servicing and how will the flats be protected from this- There is not enough natural daylight for the proposed ground floor flat- No electric vehicle charging points are described- Assuming it remains a separate commercial unit the smaller unit will have no rear access and servicing will have to be on street on what is already a highly congested roadway. <p>NK/2023/0806 2 Church Walk Kettering (Wm Knibb ward) Full Planning Permission: Change of use from offices into 1 no. dwelling. Replacement windows and doors throughout with 2 no. enlarged windows and 2 no. windows blocked up to side elevations</p> <p>No objections</p>
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[NK2023/0784](#) 10a-12 Wellington St (All Saints ward)
Full Planning Permission: Change of use from retail to 3 no. flats on the ground floor and basement with single storey rear extension, installation of 3 no. external staircases and amendments to fenestration including removal of glazing to shop fronts.

Objection –

- the site represented a net loss of parking spaces given that the existing 1st floor flats and the new flats would share the same space currently enjoyed by the first floor flats. The access and manoeuvrability on site for vehicles was very poor.
- No electric vehicle charging points shown
- Insufficient bin storage to deal with new and existing flats
- No biodiversity improvements proposed
- The inclusion of rooms described as “offices” is a potential route for third bedrooms to be created and there should be some limit on the occupation level of the building given the constraints of the site and the parking pressures it will create even as two bedroomed flats
- The external staircases appear to overshadow windows and therefore would reduce natural light levels in the flats.
- There appear to be no doors shown on the basement flats
- The application does not admit the possibility of contamination arising from the previous use of the premises and this possibility should be conditioned

[NK/2024/003](#) 33 Netherfield Rd, Kettering (St Michaels/Wicksteed ward) Part 1 Class AA - Enlargement of a dwellinghouse by construction of additional storeys: Additional storey to single storey bungalow to a maximum height of 9.40 metres.

No objections but there needed to be provision for cycle storage and electric vehicle charging points within the application.

[NK/2024/0010](#) Kettering Pitch & Track, Thurston Drive, Kettering (St Peters ward) Full Planning Permission: Replace 3G artificial turf pitch, fencing, lighting masts and hard standing. Install 1.2m high pitch barriers with entrance gates to southern side of the pitch and install storage container to north east corner.

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	<p>In addition to the written submission from KTFC Community Trust supporting the application, Mr James Bambridge of Hawks FC/Kettering Sports Club addressed the meeting to express concern about how the facility would be available for smaller clubs and societies once developed.</p> <p>It was also suggested that the proposed redevelopment of the site should include a street light added to post M4 to improve the safety of the footpath running from Thurston Drive to Lake Avenue</p> <p>Application supported with related comments passed to NNC about access for community groups to the new facility and footway lighting.</p> <p>NK/2024/0031 4 Montcalm Close, Kettering (Ise ward) Full Planning Permission: Change of use of a residential dwelling to a care home for one child</p> <p>No objections – the loss of some grassed area to create a new parking space meant that there should be some compensating improvement in bio-diversity for the site. Concerns about staff parking should be dealt with through the management protocol for how the home is to be managed.</p> <p>NK/2024/0032 68-70 High St Kettering (Wm Knibb ward) Full Planning Permission: Change of use of ground floor and part of first floor from commercial retail to bingo lounge with new shopfront, 1 internally illuminated fascia sign, 1 internally illuminated projecting sign and 2 internally illuminated digital screens.</p> <p>No objections – it was not clear if the glazing on the front elevation was to be obscure or clear, but should be obscure.</p>
PC23/069	Other applications notified to the Council 12 other applications were reported and noted.
	Meeting closed at 8pm

Signed

Date