

### Record of Planning Decisions – 1<sup>st</sup> April 2022 – 30<sup>th</sup> June 2023

Planning App Ref	Description	Location	KTC Comment	NNC Decision
NK/2023/0062	Creation of additional floor to accommodate 2 no. dwellings	27 Station Rd Kettering	There is no sustainable design and energy statement and the waste management arrangements are unclear. (both points addressed at re-notification stage).	REFUSED
NK/2023/0102	16m slim-line monopole with 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary works	Phone mast, Highfield Rd playing fields	Not happy with location next to a play area and the lack of screening	REFUSED
NK/2022/0795	Alterations to shopfront and single storey rear extension	7A Dalkeith Place, Kettering	The Town Council supports and welcomes this application	APPROVED
NK/2022/0726 NK/2022/0787 NK/2022/0788 NK/2022/0789 NK/2022/0790	CCTV cameras,	Rockingham Rd Park; Rockingham Rd/Dryden St; Wood St; Mill Rd Park; North Park.	No objections	APPROVED
NK/2023/0072	one dwelling with access	14 Ostlers Way (land at), Kettering	Objection – loss of open space and it is against objectives of the neighbourhood plan.	REFUSED

NK/2023/0119	20m slim-line monopole with 6 no. antennas, 2 no. equipment cabinets, 1 no. electric meter cabinet and ancillary works	Henson Way (land at), Kettering	No objections	APPROVED
NK/2023/0190	1 no. dwelling	7 Rosebery Street (land adj), Kettering	The application lacks a sustainable design and energy statement and its relationship to the dwelling at its rear (no 10) needs to be examined for the impact this might have on that other property. It shows no built in storage.	REFUSED
NK/2022/0539  NK/2022/0525	Demolition of buildings  Redevelopment of site involving the demolition of existing buildings and replacement with 3 no. one bed apartments, 6 no. two bed apartments and 3 no. three bed apartments with parking and access	Ebenezer Place, Kettering	Ctte asked the planning authority to determine these two applications and the adjacent one on the Prince of Wales site at the same time, and in the light of the unauthorised development next door. The planning authority will need to condition all three sites in such a way as to ensure that development takes place sequentially and in a manageable way, so as not to damage the interests and welfare of adjacent residents and businesses and not create difficulties for movement and traffic management. All three applications should be determined to ensure that developments as a whole are properly considered and managed, including in the context of remedial work that needs to take place to the	0539 APPROVED with references to submitted documents, including a draft contaminated land statement,  0525 APPROVED with multiple conditions about remediation and contamination, water usage , noise attenuation, landscaping, boundary treatment and archaeology

			<p>unauthorised development abutting these sites.</p> <p>There is no sustainable design and energy statement provided within the application</p> <p>The Council welcomes the provision of larger accommodation than is usually seen in the town centre, but fears that the larger units will require more on site parking than that provided for, even allowing for the town centre location</p> <p>The noise mitigation measures for these units needs to be carefully considered.</p> <p>Conditions regarding contaminated land remediation and archeology are required for any consents</p>	
NK/2023/0162	Installation of access ramp and railings	Kettering Railway Station	No objections	APPROVED
NK/2023/0019	Three and a half storey and two storey rear extension, alterations to garage at rear,	62 Headlands, Kettering	No objections although the development needs to include cycle storage, electric vehicle charging points and a sustainable design and energy statement should be provided. Unclear what on site parking space exists to support the increased footprint.	APPROVED

NK/2022/0136	Conversion offices to create 4 1 X bedroom, 1 person, wheelchair accessible flats	4 Victoria Street, Kettering	<p>Over development as a consequence</p> <ul style="list-style-type: none"> <li>- pollution concerns given proximity to a main road; ventilation arrangements needed addressing properly</li> <li>- environmental health comments about compliance with JCS policy 8(E) were endorsed</li> <li>- inadequate bin storage arrangements</li> <li>- inadequate/no provision for mobility scooter parking</li> </ul> <p>The development should incorporate low temperature wet heating systems such as underfloor heating, Site did not benefit from affordable and nearby off street parking so parking pressures would be generated by the development.</p>	APPROVED with conditions around ventilation, cycle storage, bin storage and internal water usage
NK/2023/0230	Description: 2 no. dwellings with access only (off Ostlers Gardens)	68 Headlands (land to rear), Kettering	Objection – contrary to neighbourhood plan; also issues with access off a shared drive	REFUSED
NK/2023/0050	3 dwellings to rear of site with parking and landscaping. Raised decking to front of site, reconfiguration of existing car park and new children's play area	The Woolcomber, St Johns Road, Kettering	<p><i>Play area</i> – no objections</p> <p><i>Outside decking area</i> –the location will allow noise to travel across the residential area on the St. John's Road frontages a noise barrier of some kind between the road and the decked area will be required.</p> <p><i>Housing proposal</i> - OBJECTION</p>	REFUSED

			<ul style="list-style-type: none"> <li>- unsatisfactory location and represents over development</li> <li>- The houses would overlook the bungalows in Slim Close,</li> <li>- reduces parking availability at the pub and will oblige customers to park on street</li> <li>- no proposals to mitigate the noise nuisance that will be experienced as a result of the houses directly facing the existing outdoor seating area of the pub - the comments made by environmental health are fully endorsed</li> <li>- Waste collection 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,</li> </ul>	
NK/2023/0287	boundary fencing; alteration of pedestrian and vehicle access gate	Hawthorn Primary School, Hawthorn Road,	No objections	APPROVED
NK/2022/0553	Change of use 6-bedroom residential care home into 2 no. 5 bedroom, 5 person houses in multiple	45 Carlton St Kettering	<p>OBJECTION on grounds of over development, in particular</p> <ul style="list-style-type: none"> <li>• Inadequate parking space for 11 flats – a parking beat survey needed</li> <li>• Unsafe vehicle access arrangements- vehicles would have</li> </ul>	REFUSED

