

Record of Planning Decisions – 1st October – 31st December 2023

Planning App Ref	Description	Location	KTC Comment	NNC Decision
NK/2023/0596	Boundary Fence	Wilco Moter Spares Carey St Kettering	Comments – a) the large concrete gate supports are unattractive b) the proposed fencing is not in keeping with the character of the area.	WITHDRAWN
KET/2020/0121	5 warehouses, 1 B2 general industry building, service yards, parking, drainage, landscaping and 3 no. substations	Weekley Wood Lane, Kettering.	Objection a) significant loss of habitat, woodland and open space without many mitigating actions b) no masterplan for the whole area allocated within the Local Plan means it is impossible to reliably judge and set out what net bio-diversity gain is c) No attempt to minimise habitat or woodland loss- layout is too dense and badly laid out d) A comprehensive masterplan is required e) Needs a renewable energy system f) Should be a BREEM very good standard g) Bio-diversity standards need updating- a habitat mgt plan needed	REFUSED
NK/2023/0373	Erection of 9 no. dwellings	Percy Hawkins & Sons Ltd,	No objections, but	APPROVED with conditions, including noise and ventilation.

		Carey Street, Kettering	<ul style="list-style-type: none"> - no built in storage shown - not addressed the need to show a bio-diversity gain from the development - no sustainable design and energy statement submitted - no electric vehicle charging points shown - no depiction of cycle storage on the plans - The houses have two sets of steps between the public footway and the paths leading to front doors and no obvious mitigation, - Waste collection arrangements inadequate 	
NK/2023/0643:	Change of use of first and second floor retail storage space to 1 no. flat and amended shop front	29 Market Street, Kettering	<p>OBJECTION</p> <p>Loss of commercial space. Lacks detail re</p> <ul style="list-style-type: none"> - Waste storage and access - Parking - Cycle storage - Built in storage <p>Relocation of the doorway will result in loss of distinctive floor tiling associated with the existing doorway.</p>	REFUSED

NK/2023/0539 Location: Description:	Variation of condition no. 2 of KET/2020/0815 in respect of amended plans	Maplefields School, Beatrice Road, Kettering	No objections - the bay windows proposed should be of a chamfered design rather than a square design,	APPROVED
NK/2023/0729	Change of use of land from (F1) former school site to (F2) community hall use	Maplefields Community Centre, Beatrice Road, Kettering	No objections	APPROVED
NK/2023/0047	Creation of 8 flats (one existing and 7 new)	Jasper's Bar, Meeting Lane, Kettering	<p>OBJECTION – loss of the pitched roof. In addition there are</p> <ul style="list-style-type: none"> - Inadequate cycle storage - Inadequate refuse storage - No indication of the low carbon technologies intended for the development - no built in storage in one of the third floor flats - The new flats will increase parking pressure on the area 	<p>APPROVED subject to</p> <p>Approval of a noise mitigation plan to address noise transmission between units</p> <p>Approval of refuse storage arrangements</p> <p>Approval of cycle storage arrangements</p> <p>Approval of fire safety arrangements</p>
NK/2023/0665:	Front wall with railings and gates	125 Headlands, Kettering	<p>OBJECTION</p> <p>The wall and gates are too large and therefore out of keeping with the street scene. The proposals conflict with criteria a). and b) of Policy 5 of the Neighbourhood Plan. A development which was smaller in scale would be more appropriate.</p>	APPROVED
NK/2023/0593:	Replace timber framed first and second floor	20-26 Silver Street, Kettering	It is not clear if the first and second floor are in residential or commercial use. If the former, then noise attenuation	APPROVED

	windows with UPVc		measures should be considered and the windows may need ventilators within them.	
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