



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL  
HELD IN THE TOLLER CHURCH ROOMS, MEETING LANE, KETTERING AT 7PM  
ON 10<sup>th</sup> JANUARY 2024

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

Officers Present : Martin Hammond, Town Clerk

Three members of the public were present

Item Number	Description
<b>PC23/052</b>	<b>Apologies</b>  Apologies for absence were received from Cllrs Pandey and Tubbs
<b>PC23/053</b>	<b>Declarations of Interest</b>  None
<b>PC23/054</b>	<b>Minutes</b>  The minutes of the meeting held on 6 <sup>th</sup> December 2023 were approved and signed by the chair as a correct record
<b>PC23/055</b>	<b>Public Session</b>  Mr Adam Bunce attended to speak on application NK/2023/0701.
<b>PC23/056</b>	<b>Record of Planning Decisions by NNC October-December 2023</b>  This report was verbally supplemented at the meeting and noted, together with the appeal decision in respect of the proposed development at Weekley hall Woods.
<b>PC23/057</b>	<b>Re-notifications and re-submissions</b>  <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

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	<p>Agreed to re-state the Council's earlier comments, where they were still relevant.</p>
<b>PC23/058</b>	<p><b>New applications in the Neighbourhood Plan Area</b></p> <p><a href="#">NK/2023/0728</a> 125 Headlands, Kettering Full Planning Permission: Single storey front, two storey side, first floor side with dormer to front and single storey rear extensions</p> <p>Comments – concern that there might be a loss of daylight for the neighbour to the south.</p> <p><a href="#">NK/2023/0747</a> 4 Argyll Street, Kettering Full Planning Permission: Change of use from shop to 2 no. apartments</p> <p>Comments – regret loss of another commercial business in the neighbourhood plan area.</p> <p>Concerns that</p> <ul style="list-style-type: none"><li>- Fire safety arrangements are not satisfactory</li><li>- Lack of parking in the area</li><li>- Absence of a sustainable design and energy statement</li><li>- Lack of internal storage</li><li>- No cycle storage shown</li></ul> <p>The Council also supports the comments made by environmental health</p> <p><a href="#">NK/2023/0771</a> 47 Hawthorn Road, Kettering Full Planning Permission: Single storey extension to rear outbuilding to form granny annexe</p> <p>Comments</p> <ul style="list-style-type: none"><li>- The development involves the loss of outdoor amenity and garden space and needed to demonstrate a bio diversity net gain</li><li>- Any consent should be conditioned to ensure the extension is not converted to a stand alone let in the future.</li></ul>
<b>PC23/059</b>	<p><b>New Planning Applications</b></p> <p><a href="#">NK/2023/0701</a> 9 Montagu Street, Kettering (All Saints ward) Full Planning Permission: Addition of 3 no. additional</p>

# Kettering Town Council

floors with change of use of first floor from snooker club to 30 no. apartments with PV solar panels to roof

Mr Bunce spoke on this application, to say that the existing snooker club was a thriving, community hub, and would be very difficult to re-establish elsewhere. He commented on several aspects of the development, including a lack of dedicated parking, its impact on the street scene and on premises opposite and in respect of fire safety.

Members indicated a willingness to ask for the application to be called in by a NNC councillor, and that the Town Council should be represented at the NNC area Planning Committee when it was considered.

After the discussion, members asked if there was a prospect that the site could be designated as an asset of community value.

## OBJECTION

The development removes a well used and important community and leisure asset in the town centre. Policy 12, which sets out that conversion of empty units above shops to residential use is to be supported, does not apply in this instance.

The development does not match the existing street scene; it overshadows the conservative club building and will lead to a loss of light to the premises on the other side of Montagu St. It is taller than the adjacent buildings to its west.

It is not reasonable to rely on pay and display car parks to serve the development and the parking need it will generate; it is wrong to assume that residents will not own cars and will use buses or scooters; this is compounded by the very poor provision for cycle parking - see below.

There is no lift to the first floor and the lift from the first floor upwards is not disabled accessible.

There is no provision for affordable housing.

There is no bio-diversity net gain shown

Anglian Water's views on sewerage and drainage capacity should be established

# Kettering Town Council

The form of heating is not specified – if heat pumps are to be used, then it is not clear what space has been provided for those

There is no noise and ventilation plan – this is a noisy street with lots of activity on it.

The cycle storage arrangements are unsatisfactory.  
The waste storage and collection arrangements are unsatisfactory.

The comments by the police and the NHS are endorsed.

[NK/2023/0708](#) 104 Wood Street, Kettering (All Saints ward)  
Full Planning Permission: Change of use from residential dwelling to eight bedroom HMO for up to eight persons, replace outbuilding with single storey rear extension and loft conversion with dormer

## OBJECTION

Over development. The proposal will

- Increase parking problems in the area – there needs to be a parking beat survey completed first
- Potentially create community safety issues, as per the police's comments
- Generate problems caused by refuse containers being left on street – the waste storage arrangements are unsatisfactory and it is not clear how larger commercial bins can be made available for collection by residents, given the layout
- Create a loss of privacy for the properties on Havelock St to the rear.
- Creation of more noise for neighbours as a result of the intensification of use

The application does not satisfactorily address drainage requirements.

The ground floor bedroom one is facing the footway and will be noisy and lack privacy.

The plans show bin storage crossing the boundary to a neighbouring ownership; and the cycle storage does not appear to be large enough for its claimed capacity. The waste and cycle storage unit does appear to have been ill thought through.

# Kettering Town Council

The development describes the property as semi-detached when it is mid terrace.

The number of units demands more communal space than is being provided; the amount of communal space means that at least one of the units (no 6) is too small

Any consent should be conditioned to limit the number of residents to 8 persons.

[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)

## OBJECTION

There is no noise and ventilation strategy provided – the new unit's bedroom faces onto the footway.

This development involves the loss of external amenity space for existing residents, as the outdoor area becomes a bin store area.

There is no sustainable design and energy statement

The fire escape arrangements seem inadequate, with only one means of entry and exit.

The occupant of the new unit will apparently have no access to bin storage area.

[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

No objections

[NK/2023/0761](#) 2 Cross Street, Kettering (Northfield ward)  
Full Planning Permission: Change of use from C3(c) dwelling to C(4) 6 no. bedroom six person HMO with ground floor rear extension and 2 no. dormer windows to front

## OBJECTION

Over development – this is trying to fit too much into the space; it will generate more parking pressures in an already crowded street (and no parking survey has been carried out) it will generate more waste containers left on street and it involves

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	<p>a loss of outdoor ementy space. There is no seperate lviing room provided.</p> <p>Three bedrooms face onto the footway with consequent loss of privacy and noise isuses</p> <p>There is no cycle storage</p> <p>There is no sustainable design and energy statement</p> <p>The dormer windows are not in keeping the rest of the street.</p> <p>The application lacks a sustainable design and energy statement</p> <p>Drainage arrangements are unclear and need Anglian water to comment.</p> <p><a href="#">NK/2023/0769</a> Gipsy Lane (land west), Kettering (St Peters ward) s.73 Application: Variation of condition 1 of KET/2020/0773 in respect of approved plans</p> <p>It was very difficult to establish from the revised application what is being changed with the layout, but it is noted that the revision increases the total number of units from 340 to 350 .</p> <p>The proposal appear to involve the loss of hedgerows and trees and of footpaths, and it is unclear what lighting changes will mean.</p> <p>These changes are such that a S73 application appears wholly inadequate as a route to considering the scale of changes being made to the application,which remain obscure.</p> <p><a href="#">NK/2023/0790</a> 42 Bayes St, Kettering (Northfield ward) Full Planning Permission: Change of use of a residential dwelling to a seven bedroom seven person HMO and rear dormer extension</p> <p><b>OBJECTION</b></p> <p>The proposals are an over development of the building and will put more pressure on the area, which already has a number of HMOs. The parking pressures from this conversion on the cul de sac will be too great. Neighbours will be impacted by additional noise nuisance from this number of residents.</p> <p>The proposed dormer windows will impact on the privacy of neighbouring properties.</p> <p>There are bedrooms facing onto the footway, with consequent loss of privacy and noise issues generated. There is no</p>
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	<p>separate living room. The kitchen does not have the necessary facilities for this number of residents (no of sinks/cookers).</p> <p>There is no sustainable design and energy statement</p> <p>There is a loss of outdoor amenity space and no demonstration of net biodiversity gain.</p> <p>The waste storage and collection arrangements will only lead to more bins being left on the footpath.</p>
<b>PC23/060</b>	<b>Other planning applications notified to the Council</b>  The committee noted four other planning applications.
	Meeting closed at 8.10pm

Signed .....

Date .....