



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL  
HELD IN THE MUNICIPAL OFFICES, BOWLING GREEN RD, KETTERING AT  
7PM ON 13<sup>th</sup> MARCH 2024

Councillors Present : Cllr Craig Skinner (Chair)  
Cllrs Robin Carter, Maggie Don, James Towns, and Sarah  
Tubbs,

Officers Present : Martin Hammond, Town Clerk

No members of the public were present

Item Number	Description
<b>PC23/070</b>	<b>Apologies</b>  Apologies were received from Cllrs Evelyn and Pandey and from Cllr Wright, for whom Cllr Don was acting as substitute.
<b>PC23/071</b>	<b>Declarations of Interest</b>  Cllr Carter declared an interest in NK/2024/0067
<b>PC23/072</b>	<b>Minutes</b>  The minutes of the meeting held on 14 <sup>th</sup> February 2024 were approved and signed by the chair as a correct record
<b>PC23/073</b>	<b>Public Session</b>  None
<b>PC23/074</b>	<b>Record of Planning Decisions by NNC January to March 2024</b>  This report was noted.
<b>PC23/075</b>	<b>Appeal Notifications</b>  It was reported that an appeal had been lodged against NNC's refusal for NK/2023/0050 The Woolcomber, St John's Rd Kettering. (erection of 3 dwellings, raised decking to front of site and provision of a childrens' play area). It was agreed that there was no need to add to the Council's earlier response.

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<b>PC23/076</b>	<b>Re-notifications and re-submissions</b>  <a href="#">NK/2023/0719</a> Woolcomber, St John's 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.  No further comments.
<b>PC23/077</b>	<b>New planning applications in the Headlands Neighbourhood Plan area</b>  <a href="#">NK/2024/0111</a> 92 Headlands, Kettering Full Planning Permission: 2 no. dwellings  No objections.  It was noted that whilst the plot one proposal fitted well with the street scene, the proposal for the plot two bungalow might make the overall site too crowded.  There was a need to maintain a hedge line along the length of the boundary with Headlands.  There was an inaccuracy in the design and access statement where it wrongly states that NK/23/230 had been approved when it had been refused.
<b>PC23/078</b>	<b>Listed building applications</b>  <a href="#">NK/2024/0072</a> Art Gallery, Sheep St, Kettering (Wm Knibb ward) Application for Listed Building Consent: Replace lighting inside the art gallery's three exhibition spaces with new lighting  No objections  <a href="#">NK/2024/0070</a> Railway Station, Station Road, Kettering (Wm Knibb ward) Application for Listed Building Consent: Internal refurbishment to include removal of non-structural partition wall, installation of new relocated partition wall, new open structural ceiling, new laminate flooring, new MDF doors and new suspended lighting  No objections

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<p><b>PC23/079</b></p>	<p><b>New Planning Applications</b></p> <p><a href="#">NK/2024/0022</a> 75-79 Stamford Road, Kettering (All Saints ward) Full Planning Permission: Demolition of all buildings on site and erection of mixed use development comprising of ground floor retail and 14 no. apartments above over two floors, with parking and access from Stamford Road and Crystal Court</p> <p>Whilst the site is in need of development, the layout of this proposal does not seem to offer the best solution. In particular</p> <ul style="list-style-type: none"><li>- The development overlooks the rear of properties in Cornwall Rd</li><li>- Access to Crystal Court is made very difficult</li><li>- Access onto the site needs to be re-configured as it comes off a busy junction and does not seem capable of coping with commercial deliveries</li><li>- Parking provision is inadequate and poorly laid out – a parking beat survey is required but there is no nearby on street parking which could compensate</li></ul> <p>In addition, the development</p> <ul style="list-style-type: none"><li>- Offers no zero carbon technologies such as PV panels, or heat pumps</li><li>- Shows no external lighting</li><li>- Offers no bio diversity net gain</li><li>- Involves the loss of a highway tree which could be avoided by re-designing the site layout and access</li></ul> <p><a href="#">NK/2024/0049</a> 11 Paradise Lane, Kettering (Wicksteed and St Michaels' ward) Full Planning Permission: 1 no. dwelling</p> <p>No objections; however</p> <ul style="list-style-type: none"><li>- The plans show windows on all elevations whilst the application commentary contradicts – this generates issues of overlooking which will need to be resolved</li><li>- There is no cycle storage shown</li><li>- There is a missing door to the en suite bathroom shown in the plans</li></ul> <p><a href="#">NK/2024/0055</a> 119 Northampton Rd, Kettering (St Peters ward)</p> <p>Full planning permission 1 no. detached dwelling with scale considered</p> <p>No objections – the development is in keeping with the area, but there is no design and energy statement submitted, no cycle storage shown and no bio diversity gain demonstrated</p>
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	<p><a href="#">NK/2024/0063</a> 2 Northampton Rd, Kettering (Wm Knibb ward) Full Planning Permission: Conversion of ground and first floor levels to 7 no. flats including a partial raising of an existing flat roof structure to rear. First floor extension and external staircase to annexe. Insert, remove, alter windows, doors and one rooflight to side and rear elevations and annexe</p> <p><b>OBJECTION</b></p> <p>Over development</p> <ul style="list-style-type: none"><li>- The proposal for 7 flats generates issues of access, parking and best fit with commercial neighbours.</li><li>- There is no available on street parking within a short distance, what there is is short term and designed to serve retail areas</li><li>- The waste collection arrangements are inadequate</li><li>- A spiral staircase to the upper rear flat is wholly inadequate</li></ul> <p>In addition</p> <ul style="list-style-type: none"><li>- There is no bio-diversity net gain shown</li><li>- Cycle storage needs to be covered</li></ul> <p><a href="#">NK/2024/0081</a> McDonalds Restaurant, Orion Way, Kettering (Northfield ward) Full Planning Permission: Roof replacement with raised roof to sides. Installation of louvres to front, rear and side with cladding to part of front. New and replacement drive-thru booths and replacement terrace furniture</p> <p>No objections</p> <p><a href="#">NK/2024/0082</a> McDonalds Restaurant, Orion Way, Kettering (Northfield ward) Advertisement Consent: 7 no. internally illuminated fascia signs</p> <p>No objections</p>
<b>PC23/080</b>	<b>Other applications notified to the Council</b>  Nine other applications were reported and noted.
	Meeting closed at 7.45 pm

Signed .....

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Date .....