



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD AT 10 HEADLANDS, KETTERING AT 7PM ON 10th APRIL 2024

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

Officers Present : Martin Hammond, Town Clerk

No members of the public were present

Item Number	Description
PC23/081	Apologies Cllr Pandey
PC23/082	Declarations of Interest None
PC23/083	Minutes The minutes of the meeting held on 13 th March 2024 were approved and signed by the chair as a correct record
PC23/084	Public Session None
PC23/085	Record of Planning Decisions by NNC January to March 2024 This report was noted.
PC23/086	Re-notifications and re-submissions NK/2024/0049 11 Paradise Lane, Kettering (Wicksteed and St Michaels' ward) Full Planning Permission: 1 no. dwelling Agreed to maintain the Council's previous comments.
PC23/087	Pre-application Consultation Proposed base station installation upgrade at Cornerstone 10705527 Telford Way Industrial estate, Kettering (St Peters ward).

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	No objections.
PC23/088	<p>New Planning Applications</p> <p>NK/2024/0086 19 Union St, Kettering (Northfield ward) Full Planning Permission: Change of use of a residential dwelling to a 7 no. bedroom seven person HMO with rear dormer extension and single storey rear extension</p> <p>OBJECTION on grounds of over development</p> <ul style="list-style-type: none">- The street is too narrow to take any more parking pressures- The development is too intensive for the size of property and will produce unsatisfactory living conditions- Neighbouring properties will experience loss of light- Waste management arrangements are unsatisfactory and will result in numerous waste bins being left on the pavement to impede pedestrians or in an unsightly mass at the front of the building- There is no sustainable draining proposals included- There is nothing about bio-diversity gain or the application of zero carbon technologies <p>The Council also endorses the comments made by neighbours about anti-social behaviour risks</p> <p>NK/2024/0099 4 Harwood Drive, Kettering (Brambleside ward) Full Planning Permission: Change of use from dwelling to residential care home for up to 3 no. children</p> <p>The Council has no objection in principle to the change of use but is disappointed that the application contains no information at all about the internal layout of the building and how that might change, if at all, and would like to see details of that layout.</p> <p>There is no design and access statement included with the application.</p> <p>NK/2024/0139 208 Wood St, Kettering (All Saints ward) Certificate of lawfulness. Conversion of rear outbuilding, removal of window and door to side and installation of new window. Change of use from residential dwelling to six bedroom HMO for up to six people</p> <p>OBJECTION – on grounds of over development</p> <ul style="list-style-type: none">- There is no street parking available and there are parking restrictions outside the property

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	<ul style="list-style-type: none">- The development is too intensive for the size of property and will produce unsatisfactory living conditions- Waste collection arrangements are unsatisfactory- No bio diversity gain is shown- No cycle storage is shown <p>NK/2024/0141 Mini Minds Nursery, 20 Park Avenue, Kettering (All Saints ward) Full Planning Permission: Change of use from residential (C3) to nursery (Class E)</p> <p>No objections</p> <p>NK/2024/0151 81 Charles Street (Land to rear), Kettering (All Saints Ward) Full Planning Permission: 1 no. dwelling</p> <p>OBJECTION on grounds of over development.</p> <ul style="list-style-type: none">- Adjoining properties will experience loss of privacy- It is far from clear how access will actually be achieved to the development; it does not seem possible to get vehicles in our out given the space available and access onto Charles St itself will be almost impossible. (irrespective of issues of land ownership which might hamper the development)- The development proposals do not address sustainable drainage opportunities and indeed, it is difficult to see how connection to the main drainage system can be achieved.- No zero carbon technologies have been described- No provision for bio diversity gain has been made- There are no electric vehicle charging points in the plans – assuming vehicular access can actually be achieved. <p>It is not clear how construction traffic can access the site nor how utilities will be provided.</p>
PC23/089	S106 Obligations in Kettering – annual summary A report was presented setting out those planning consents which had attracted a section 106 obligation which had not yet been fulfilled, either because the development had yet to start or the appropriate triggers had not been reached. The report also summarised the receipts from the Hanwood Park SUE roof charge, and the way in which they had been used. It was noted that in the latter case, £21.3m had been collected to date and £8.9m had been spent to date.
PC23/090	Other applications notified to the Council

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	Seven other applications were reported and noted.
	Meeting closed at pm

Signed

Date