



REPORT FOR DECISION

Item No:-

Committee:-	Neighbourhood Planning Committee
Date:-	30th January 2025
Author:-	Martin Hammond, Clerk
Report Title:-	SW Kettering (Headlands) Neighbourhood Plan Annual Monitoring Report
Wards Affected:-	St Michaels and Wicksteed

1. Purpose of Report

To summarise the planning applications which have been dealt with in the neighbourhood planning area during 2024 and monitor their determination against the plan objectives.

2. Recommendations

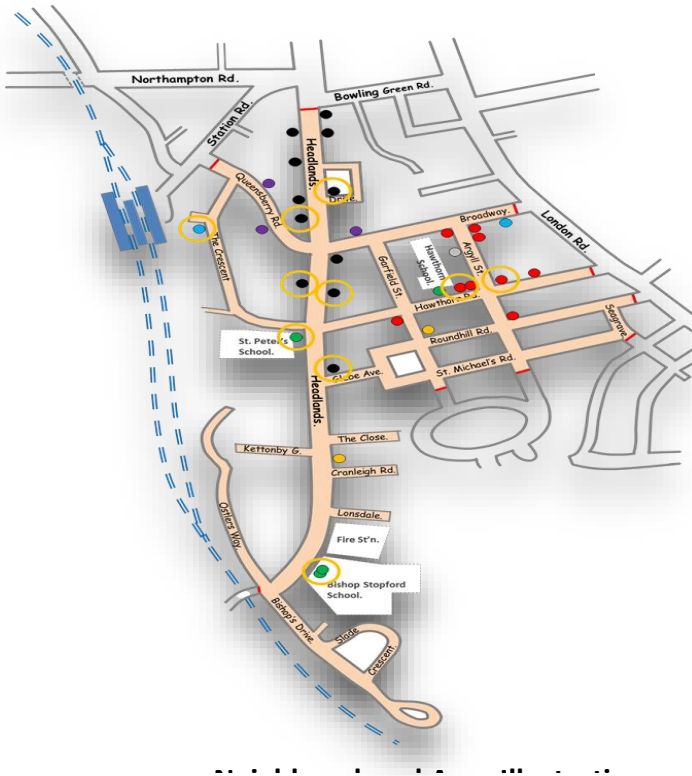
The Committee is recommended to note the report and to comment on any aspect of it.

3. Information

- 3.1. This report covers the calendar year 2024.
- 3.2. In the year, planning applications were received by NNC and of those, nine were submitted to the Town Council's planning committee for comment. The table below sets out what the applications involved, the KTC comments and the decision made by NNC, where it has been.
- 3.3. There were also several notifications for works to trees in the plan area during the year, which are not generally for consultation, so have not been captured in the same way.

3.4. The Planning Committee agenda specifies those applications which are in the neighbourhood plan area. Co-opted members of the neighbourhood planning committee receive notification of applications before they go to KTC's planning committee, so they can comment on applications, and so these comments can be shared with the committee. All councillors receive the planning committee agenda and can comment or attend committee if they wish.

3.5. As a reminder, this is the geography of the plan area.



4. Monitoring Report

4.1. Twelve applications represents 11% of the total applications the Council was consulted on and responded to in the year and whilst it is a relatively modest number, speaking to the settled nature of the area, it does mean a higher than average density of applications than most parts of town. There were twelve applications in 2023. The applications can be divided into (2023 incidence in brackets):-

- House extensions/conversions 6 (3)
- Garages and outbuildings 1 (0)
- House replacements 0 (1)
- New housing 2 (3)
- Boundary treatments/signage 0 (4)
- Advertisement consents 1 (0)
- Change of use 1 (1)

4.2. This is the table of applications included in the monitoring report for 2023 which had not been determined by January 2024.

No	Application	Date	KTC comments	NNC decision
10	12 Hawthorn Rd Two storey rear and single storey side extension	October	n/a	APPROVED with condition preventing windows at first floor level northeast and southwest elevations of the building
11	St Peters School Replace signage on boundary	November	No objections	REFUSED

4.3. At the end of 2023, an appeal was outstanding in respect of an outline planning application for one single storey dwelling with access, off Ostlers Way, consuming land to the rear of the Headlands. The Town Council had objected to the development as contrary to the neighbourhood plan and NNC had refused the application. Disappointingly, the application was approved by the inspector. His determination is attached as Appendix One.

4.4. This is the table of new applications for 2024:-

No.	Application	Date	KTC Comments	NNC decision
1	NK/2023/0728 125 Headlands, Kettering Full Planning Permission: Single storey front, two storey side, first floor side with dormer to front and single storey rear extensions	January	Concern that there might be a loss of daylight for the neighbour to the south	APPROVED
2	NK/2023/0747 4 Argyll Street, Kettering Full Planning Permission: Change of use from shop to 2 no. apartments	January	Regret loss of another commercial business in the plan area. Concerns that - Fire safety arrangements are not satisfactory	APPROVED with conditions on refuse and cycle storage

			<ul style="list-style-type: none"> - Lack of parking in the area - Absence of a sustainable design and energy statement - Lack of internal storage - No cycle storage shown <p>The Council also supports the comments made by environmental health</p>	
3	NK/2023/0771 47 Hawthorn Road, Kettering Full Planning Permission: Single storey extension to rear outbuilding to form granny annexe	January	<p>Comments</p> <ul style="list-style-type: none"> - The development involves loss of outdoor amenity and garden space and needs to demonstrate a bio diversity net gain - Any consent must be conditioned to ensure extension is not converted to a stand alone let in the future. 	APPROVED with a condition that outbuilding shall not be occupied other than as part of the single residential use of the dwelling No.47 Hawthorn Road and by the personal use of the applicant.
4	NK/2024/0050 66 Headlands, Kettering Full Planning Permission: Single storey rear extension with dual pitched roof. Raised terrace and pergola	February	No objections	APPROVED
5	NK/2024/0111 92 Headlands, Kettering Full Planning Permission: 2 no. dwellings	March	<p>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.</p> <p>Need to maintain a hedge line along the</p>	Not yet determined

			length of the boundary with Headlands. Inaccuracy in design and access statement where it wrongly states that NK/23/230 had been approved when it had been refused.	
6	NK/2024/0187 15 Glebe Ave, Kettering Full Planning Permission: Convert annex into 1 no. dwelling	May	No objections; although clarity is required on cycle storage and EV charging facilities, as well as waste collection arrangements	WITHDRAWN
7	NK/2024/0251 5 The Close, Kettering Full Planning Permission: Garage to the side	May	No objections	APPROVED
8	NK/2024/0160 76 Headlands, Kettering Full Planning Permission: First floor side and rear extension with conversion of garage to habitable accommodation, increase height of front boundary walls to 1.8m and installation of front gates	June	No objections; support the views of HARA	APPROVED
9	NK/2024/0234 125 Headlands, Kettering s.73 Application: Variation of condition 2 of NK/2023/0728 in respect of approved plans to incorporate larger single storey rear	June	No objections, although the comments of the neighbour at 127 Headlands in respect of the potential loss of light to their side window were supported	APPROVED

	extension and 2 no. roof lanterns			
10	NK/2024/0272 42 The Crescent , Kettering Full Planning Permission: Single storey rear extension	June	No objections; support the views of HARA	APPROVED with conditions preventing new windows on north or south elevations and requiring obscure glazing to window in the south elevation
11	NK/2024/0362 68 Headlands (land to the rear) Kettering Outline Application: 2 no. dwellings with access to be considered	July	Objection – proposal is contrary to the South West Kettering Neighbourhood Plan, represents a loss of bio-diversity and is contrary to the highway access standards required. The Council supports the residents' comments already made. (these comments were repeated on the renotification in January 2025)	Not yet determined
12	NK/20214/0501 9 Headlands, Kettering Advertisement Consent 4 no. window vinyls.	November	No objections	APPROVED for five years

4.5. The Town Council objected to one application, but had comments on six others, including regret at the loss of a retail unit in Argyll St. One of the applications was withdrawn, two are undetermined at the time of writing and the other nine were approved.

4.6. Three of the four applications which would have increased the housing stock in the plan area have either been withdrawn or not yet approved. Of these, the most controversial is NK/2024/0362, involving backland development off Ostlers Way at appeal. (Last year - 2023- , the pattern of applications was that all three of the new housing proposals were refused, and one of the conversions was also refused; one of these was overturned on appeal). Only two apartments in Argyll St have been consented as new units.

4.7. There appears to be have been some unauthorised development started in 2024 in Hawthorn Rd (Change of use from dwellinghouse to 7 bedroom 7 person HMO) which has now (January 2025) been submitted as a planning application

5. Consultation and Engagement

Not relevant

6. Climate change implications

Planning committee usually prioritises comments about the sustainability of new developments which it makes comments.

7. Policy Implications

In this case, the neighbourhood plan policies are the Council's policy framework . The policies set out in the South West Kettering (Headlands Community) Neighbourhood Plan form part of the statutory development plan for the area. The policies and proposals contained within the neighbourhood plan will be used in the determination of planning applications.

Background Papers

Application details on KTC agendas and NNC website

2023 monitoring report

15.01.24