

**To: All Members of the Kettering Town Council Planning Committee**

**You are requested to attend a meeting of the Kettering Town Council Planning Committee on at 7pm on 9<sup>th</sup> November 2022 at the Toller Church Rooms, Meeting Lane, Kettering NN16 0BL**

**The press and public are welcome to attend this meeting please contact the Town Clerk to book a place beforehand as spaces are limited.**



**Martin Hammond**  
**Town Clerk, Kettering Town Council**  
**2<sup>nd</sup> November 2022**

## **AGENDA**

- PC22/043 To receive and accept apologies for absence
- PC22/044 Declarations of Interests
- PC22/045 To agree the minutes of the last meeting held on 12<sup>th</sup> October 2022
- PC22/046 Public Session Members of the public are invited to address the Council in respect of any planning application on the agenda. Each contribution lasting a maximum of 3 minutes with the session lasting a maximum of 15 minutes

*Members of the public should be aware that Kettering Town Council does not make the decision on whether to approve or refuse planning permission. This is done by North Northamptonshire Council. The Town Council is a consultee and is able to pass on their view to North Northamptonshire Council.*

PC22/047 **Record of Planning Decisions** (attachment)

- a) Schedule of planning decisions by NNC where KTC has commented
- b) Appeal decision 24 Durban Rd NK/2022/0224 1 new dwelling  
Land adjacent 24 Durban Road, Kettering NN16 0JA

The Council objected to this application; it was refused by NNC and the appeal has been dismissed by the planning inspectorate

PC22/048 **Re-notifications**

[NK/2022/0531](#) Art Gallery, Sheep St, Kettering (Wm Knibb ward)  
Advertisement Consent: 1 no. internally illuminated wall mounted sign

*This was a 14 day renotification received on 14<sup>th</sup> October. The response attached to this agenda was provided to NNC on 21<sup>st</sup> October after consultation with members.*

[NK/2021/0404](#) Hanwood Park (Parcel FOS1), Kettering (Ise ward)  
Approval of Reserved Matters (EIA): Formal Open Space to include grass pitches, other sporting and play facilities, car parking and pavilion

*The Council has not commented on this application previously.*

[NK/2022/0425](#) 3 London Rd, Kettering (Pipers Hill ward)  
Full Planning Permission: Three storey rear extension, rear extension to floors one and two, conversion of two storey detached garage and ground floor to create 4 no. one bedroom and 2 no. two bedroom apartments

The Council previously commented in August as follows:-

*Objection.*

- *This application was unclear it that it appears that 7 apartments are being created rather than the five described.*
- *Insufficient on site parking with no possibility of on road parking near this busy junction.*
- *No electric vehicle charging points*
- *No renewal energy statement*
- *No planting details or clarity about bio-diversity enhancement*

- *Concern that units are too small*
- *Access to waste bins difficult*

*In September, members said :-*

*“The application represents an over development of the site. Comments already made about noise impacts and air quality are endorsed. The Council’s earlier comments, (Except for electric vehicle charging points) continue to apply.”*

## PC22/049 **New Planning Applications**

**Members are asked to consider and comment on the following applications:-**

[NK/2022/0525](#) 6 Ebenezer Place, Kettering (Wm Knibb ward)  
Full Planning Permission: Redevelopment of site involving the demolition of existing buildings and replacement with 3 no. one bed apartments, 6 no. two bed apartments and 3 no. three bed apartments with parking and access

[NK/2022/0539](#) 6 Ebenezer Place, Kettering (Wm Knibb ward)  
Application for Relevant Demolition in a Conservation Area: Demolition of outbuildings

[NK/2022/0630](#) Prince Of Wales, Dalkeith Place, Kettering (Wm Knibb ward)  
Full Planning Permission: Conversion and change of use of public house and single residential flat to 7 no. flats and single retail unit (Use Class E)

[NK/2022/0634](#) 26 Market Street, Kettering (William Knibb ward)  
Full Planning Permission: Second floor rear extension, loft floor with rear dormer and 3 no. rooflights to front, alteration to shop front, associated works. Change of use of upper floors to 3 no. rooms for up to 6 person HMO

[NK/2022/0659](#) 23 Scott Rd, Kettering (Avondale Grange ward)  
Part 3 Class MA - Commercial, Business and Service Uses to Dwellinghouses: Change of use from children's day nursery on ground floor to 1 no. residential property.

**Members are asked to note the following applications that have been received by NNC:-**

[NK/2022/0638](#) 1 Oak Rd, Kettering (Pipers Hill ward)  
Full Planning Permission: Two storey rear extension

[NK/2022/0651](#) 84 Gypsy Lane, Kettering (St Peters ward)  
Full Planning Permission: Single storey extension

[NK/2022/0652](#) 70 Warkton Lane (Ise Ward)  
Full Planning Permission: Replace garage with two storey extension and new garage

[NK/2022/0641](#) 16 Gypsy lane, Kettering (St Peters ward)  
Full Planning Permission: Single storey side and rear extensions, eaves and ridge height increased by 500m to accomodate loft conversion to create a first floor, replacement garage and render

[NK/2022/0649](#) European Mini Market, 15a Silver Street, Kettering (Wm Knibb ward) Retrospective Application: Installation of ATM

Appendix 1

**COMMENTS BY KETTERING TOWN COUNCIL ON APPLICATION NK/2022/0531 AS AMENDED**

**Advertisement Consent: 1 no. internally illuminated wall mounted sign  
Art Gallery, Sheep Street, Kettering**

The Council wishes to maintain its objection to this application

The sign is not in keeping with the character of this area of town. It is inappropriate in its surroundings and the materials and the design do not sit well with the building.

The Council does not understand why the sign needs to be illuminated – apart from the cost of installation and the cost of maintenance, it is also wasteful of resources.

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Thirdly the Council notes the sheer volume of neighbour comments (over 50 collated pages worth dated from 26/8 - 8/9), not including individually addressed comments, which demonstrates the continued level of unhappiness with the overall branding and signage.

This is a function of the failure of the applicant to attempt to engage in any meaningful consultation with the public about an asset the local community is greatly invested in

We strongly recommend that this application is withdrawn or refused, and the applicant starts again, with meaningful consultation