



**Kettering**  
TOWN COUNCIL

Community • Environment • Heritage

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

**You are requested to attend a meeting of the Kettering Town Council Planning Committee at 7pm on 31<sup>st</sup> July in the Lahnstein Room, Municipal Offices, Bowling Green Rd, Kettering, Northants, NN15 7QX**

**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**  
**24<sup>th</sup> July 2024**

## **AGENDA**

- PC24/023 To receive and accept apologies for absence
- PC24/024 Declarations of Interests
- PC24/025 To agree the minutes of the last meeting held on 9<sup>th</sup> July 2024
- PC24/026 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.*
- PC24/027 **Record of Planning Decisions** (attachment)

PC24/028 **Renotifications**

[NK/2023/0701](#) 9 Montagu Street, Kettering (All Saints ward) Full Planning Permission: Addition of 3 no. additional floors with change of use of first floor from snooker club to 24 no. apartments with PV solar panels to roof.

Previous KTC comments

(January 2024) 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*

*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.*

*(May 2024)*

*The Council wishes to maintain its original objection. The reduction in the number of proposed flats does not change the underlying reasons*

for the Council's continued objection to the scheme, on the grounds that

- *The proposal involved the loss of an important draw into the town centre for leisure uses, including the potential loss of a drinking establishment, with no obvious replacement facility being available. The fact that this snooker club has produced two world champions, including one this month, is no small indicator of its reach and impact. It has high membership levels, and remains a critical feature of the town's social life and achievement.*
- *The proposal does not enhance the street scene as set out in our earlier comments*
- *The detail of the application still leaves concerns about*
  - a) *Lack of on site parking and the additional pressure on town centre car parks*
  - b) *Given the large size of the flats, the opportunity to increase the number of residents of the block, without corresponding increases in waste storage, cycle storage, parking etc*
  - c) *Fire safety issues regarding battery storage*  
*Access and security arrangements, as set out by the police, it is not clear how visitors and tradespeople can access the block.*

#### PC24/029 **New Planning Applications for consideration and comment**

[NK/2024/0402](#) 25-27 High St Kettering, (Wm Knibb ward)  
Conversion of part of existing shop to 1 no. one person flat

[NK/2024/0376](#) Kettering Library, Sheep St, Kettering (Wm Knibb ward)  
Full Planning Permission: Reroof Library and Art Gallery, remove 10 no. rooflights

[NK/2024/0377](#) Kettering Library, Sheep St, Kettering, (Wm Knibb ward)  
Application for Listed Building Consent: Re-roofing and high-level repairs to include: To Library: Reroof Collyweston stone slated slopes; repairs to lead central ventilator; add mineral wool insulation inside the roof void.; strip Collyweston from the small part-glazed shallow-pitched gables to the rear and re-slate in blue Welsh slates. Glazing to be removed and slated in; re-lead flat roofs and parapet gutters; single ply membrane to large rear flat roof; replace rooflight; repairs to masonry, glazing and rainwater goods; internal plaster repairs and localised redecoration. To Art Gallery: Remove mineral felt roof covering, lay new mineral wool insulation to roof voids and refinish in terne coated stainless steel; new fall-arrest system to parapet gutters; reconfigure central void between the two galleries with a new rainwater pipe; masonry repairs; security spikes

[NK/2024/0405](#) 152 Regent St Kettering (All Saints ward)  
Full Planning Permission: Conversion of rear outbuilding to gym/office with bathroom

[NK/2024/0424](#) 20 Park Avenue, Kettering (All Saints Ward)  
Full Planning Permission: Change of use from residential (C3) to nursery (E)

PC24/030 **Applications in an adjacent parish**

[NK/2024/0396](#) Symmetry Park, Kettering South (land at), Off A509 north of Isham, Kettering  
Approval of Reserved Matters (EIA): Appearance, landscaping, layout and scale for Unit 1 (Plot 1) in respect of KET/2018/0965 (Up to 214,606sqm gross external area for class B8 warehousing and distribution, ancillary class B1(a) offices, with associated access, internal roads, parking, landscaping and drainage)

PC24/031 **Members are asked to note the following applications that have been received by NNC:-**

[NK/2024/0205](#) 33 Netherfield Rd, Kettering (St Michaels/Wicksteed ward)  
Full Planning Permission: Addition of first floor to create two-storey dwellinghouse, two-storey gable roofed rear extension, single storey rear extension, and single storey ancillary outbuilding with basement

[NK/2024/0356](#) 81 Charles St, Kettering (All Saints ward)  
Full Planning Permission: New dwelling to the rear with PV solar panels to the roof

[NK/2024/0401](#) 27 The Oval, Kettering (St Michaels/Wicksteed ward)  
Full Planning Permission: Single storey front extension

[NK/2024/0390](#) Northfield Ave Allotments (Wm Knibb ward)  
Replacement of fencing (KTC application)

[NK/2024/0399](#) 51 Hall Close (St Peters ward)  
Full Planning Permission: Single storey rear extension

[NK/2024/0406](#) 37-38 Newland St, Kettering ( Wm Knibb ward)  
Full Planning Permission: Replacement windows

[NK/2024/0422](#) 33 Warkton Lane, Kettering (Ise ward)  
s.73 Application: Variation of condition no. 1 (approved plans) of KET/2005/0057 to include a list of revised plans