



**Kettering**  
TOWN COUNCIL

Community • Environment • Heritage

Kettering Town Council  
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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 6<sup>TH</sup> November 2024 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**  
**30<sup>th</sup> October 2024**

## **AGENDA**

- PC24/049 To receive and accept apologies for absence
- PC24/050 Declarations of Interests
- PC24/051 To agree the minutes of the last meeting held on 2<sup>nd</sup> October 2024
- PC24/052 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.*
- PC24/053 **Record of Planning Decisions** (attachment)

PC24/054 **Appeal notifications**

[NK/2023/0719](#) the Woolcomber, St Johns Rd, Kettering (Ise ward). Full Planning Permission: Erection of 3 dwellings to rear of site with associated parking and landscaping with reconfiguration of existing car park.

The Council has objected to this proposal on multiple grounds ie

- *The site is in an unsatisfactory location and as such represents over development ;*
- *it reduces parking availability at the pub and will oblige customers to park on street in adjoining areas,*
- *There are no effective proposals to mitigate the noise nuisance that will be experienced as a result of the houses directly facing the existing outdoor seating area of the pub - the comments made by environmental health on this point are fully endorsed*
- *Waste collection arrangements are not clear but would suggest the need to leave bins at the car park entrance some way from the houses and effectively in a public space on collection days*
- *There are no electric vehicle charging points described*
- *No renewable technologies such as heat pumps or photo-voltaic units are described*

The appeal is by written procedure, and submissions of additional information or comments are required by 29<sup>th</sup> November 2024

PC24/055 **Renotifications**

[NK/2024/0480](#) Jobs Court, Jobs Yard, Kettering (Wm Knibb ward)  
Full Planning Permission: Replacement of combustible products used within the external cladding with non-combustible cladding with colour and finish to match existing

(The Council had no objections last month when this was considered)

[NK/2024/0476](#) 22 Spencer Street (Land adj) Kettering (Northfield ward) Full Planning Permission: Demolition of garages and erection of 2 no. dwellings

(The Council had no objections last month when this was considered but asked for the recommendations of the ecology report to be applied by condition)

PC24/056 **New applications in the Neighbourhood Plan Area for consideration and comment**

[NK/20214/0501](#) 9 Headlands, Kettering  
Advertisement Consent 4 no. window vinyls

PC24/057 **New Planning Applications for consideration and comment**

[NK/2024/0325](#) 27 Windsor Gardens, Kettering (Northfield Ward)  
Full Planning Permission: Conversion of warden's flat to 2 no. one bedroom flats

[NK/2024/0468](#) Former Court buildings, Dryland St, Kettering (Wm Knibb ward) Outline Application: Outline application to part demolish, convert and rebuild existing building into 14 no. flats with access, appearance, layout and scale considered

[NK/2024/0516](#) Greenfields Primary School Highfield Rd, Kettering (Wicksteed and St Michaels ward) Full Planning Permission: Demolition of mobile and erection of building for 4 no. SEN classrooms with associated parking arrangements

[NK/2024/0543](#) 261 Bath Rd, Kettering (All Saints ward)  
Full Planning Permission: Change of use from residential (C3) to children's home (C2) for a maximum of one child

[NK/2024/0558](#) Unit 1420-1450, Montagu Court, Kettering Parkway, Kettering (Wicksteed and St Michaels ward)  
Change of use from offices (Class E) to dwellinghouses (Class C3) with some ground floor to remain as offices

[NK/2024/0574](#) 41 Argyll St, Kettering (Wicksteed and St Michaels ward) Certificate of Lawfulness for Proposed Use Change of use from dwellinghouse to a 4 bedroom 4 person HMO

[NK/2024/0582](#) 3 Alexandra St Kettering (Wm Knibb ward)  
s.73 Application: Removal of conditions 3 & 4 of NK/2023/0604 in respect of cycle storage and hours of operation

[NK/2024/0597](#) Action House, 35-41 Montagu St, Kettering (All Saints ward) Full Planning Permission: Addition of a second floor that will accommodate 5 no. self contained apartments along with staircase block to the rear. Insertion of window to first floor rear. Amendments to ground and first floor to provide additional bedrooms to 4 existing flats

[NK/2024/0600](#) 91-95 Rockingham Road, Kettering (Northfield Ward)  
Full Planning Permission: Construction of a new Sikh Temple

PC24/058 **Pre-application advice**

PRE/2024/0118 19 Charles Street, Kettering (All Saints ward)  
Pre-application advice (plus site visit/meeting): Change of use: from incidental residential use to independent residential use.

See attached submission and plan

PC24/059 **Members are asked to note the following applications that have been received by NNC:-**

[NK/2024/0434](#) 50 Banbury Road, Kettering (Ise ward)  
Full Planning Permission: Single storey rear extension

[NK/2024/0464](#) 56 Oxford St (Northfield ward)  
Certificate of Lawfulness for Proposed Use rear dormer roof extension and ground floor extension

[NK/2024/0475](#) 355 Windmill Avenue, Kettering (Pipers Hill ward)  
Full Planning Permission: Extension and alteration of detached incidental building (office) in rear garden and construction of domestic pool within it

[NK/2024/0510](#) 25-27 High St Kettering (Wm Knibb ward)  
s.73 Application: Variation of Conditions 2 and 3 of KET/2019/0368 in respect of approved plans and materials

[NK/2024/0528](#) 12 Greenhill Road, Kettering ( St Peters ward)  
Full Planning Permission: Two storey side extension

[NK/2024/0531](#) 124 Gipsy Lane, Kettering (St Peters ward)  
Full Planning Permission: Single storey rear flat roof extension and rear dormer. Covered balcony to existing loft conversion and 2 no. roof lights to front

[NK/2024/0570](#) 17 Templar Rd, Kettering (Ise ward)  
Full Planning Permission: Single storey front extension

[NK/2024/0573](#) 2a Mitchell Street, Kettering (All Saints ward)  
Full Planning Permission: First floor extension

[NK/2024/0579](#) 58 Wood St, Kettering (All Saints Ward)  
Certificate of Lawfulness for Proposed Operations - rear extension, loft conversion (including dormer) and internal alterations

[NK/2024/0589](#) 7 Milldale, Kettering (Pipers Hill Ward)  
Full Planning Permission: Single storey side and rear extension

[NK/2024/0592](#) 2 John Clare Court, Kettering (Wm Knibb ward)  
Full Planning Permission: Single storey side extension to replace lean-to