



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 4th December 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
27th November 2024

AGENDA

- PC24/060 To receive and accept apologies for absence
- PC24/061 Declarations of Interests
- PC24/062 To agree the minutes of the last meeting held on 6th November 2024
- PC24/063 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.

PC24/064 **Calendar of Meetings**

The May 2025 meeting of this committee is planned for 7th May, which is after the May elections but before the annual meeting of the Council, so is not practical and doesn't allow time for new members to have planning training. It is suggested that the date be brought forward a week to the 30th April so as not to leave too great a gap between the April meeting and this one or between this one and the June meeting. This date is however the eve of the whole Council elections, so 29th April may be a more convenient date instead?

PC24/065 **Record of Planning Decisions** (attachment)

PC24/066 **Renotifications**

[NK/2024/0507](#) 10 Charles St, Kettering Full Planning Permission: 2 no. dwellings

This was renotified, for a 7 day period, in mid November; the changes reduced the footprint of the buildings and increase the amenity space, the Council had not objected previously and no further comments were made on the proposed changes.

Our original comments were;-

No objections, however

- *The site layout means that there is no on site parking which will put vehicles on street in al aready crowded area for parking*
- *It seems odd that the solar panels are on the north facing slope of the roof*
- *The recommendations in the ecology report should be applied by condition*

[NK/2024/0435](#) 144 Northampton Rd, Kettering (St Peters ward). Full Planning Permission: Demolish rear ground and first floors, garage, front first floor balcony and outbuilding / coal store. Replace with two storey front extension and front entrance portico. Two storey side extensions to both sides. Three storey and single storey rear extensions. Front boundary wall with railings and access gates

Our comments in September were-

No objections, but it was noted that that the proposed large third floor rear windows raised the possibility of overlooking of adjacent properties and this matter needed to be addressed in the determination.

There was no mention in the application of a sustainable design and energy statement or of electric vehicle charging points.

PC24/067 **New Planning Applications for consideration and comment**

[NK/2024/0554](#) 136 Rothwell Road, Kettering (St Peters ward)
Full Planning Permission: Change of use from 6 bedroom, 6 person HMO (C4) to a 7 bedroom, 7 person HMO and 1 bedroom, 2 person bedsit (Sui Generis), including conversion of outbuilding.

[NK/2024/0606](#) 54 High St, Kettering (Wm Knibb ward)
Full Planning Permission: First and second floor rear extension with conversion of 1 no. flat into 2 no. flats

[NK/2024/0646](#) 26 Kathleen Drive (Avondale Grange ward)
Full Planning Permission: Conversion of dwelling into 2 no. dwellings including single storey side & rear extension

[NK/2024/0677](#) Odeon Cinema, Pegasus Court, Kettering (Wicksteed and St Michaels ward) Demolition of cinema building

[NK/2024/0678](#) Hobsons Choice Pegasus Court, Kettering Wicksteed and St Michaels ward) Demolition of unit 1

[NK/2024/0610](#) Amber Taxis Kettering LTD - 77 Northampton Road, Kettering (St Peters ward) Certificate of Lawfulness for Proposed Use Operation of a private hire taxi business from a residential dwelling

PC24/068 **Applications in an adjacent parish**

[NK/2024/0647](#) Kettering South (land at), (off A509 North of Isham), Variation of condition 1 of NK/2021/0754 in respect of amended plans

PC24/069 **Members are asked to note the following applications that have been received by NNC:-**

[NK/2024/0558](#) NHS Kettering Dialysis Unit, Units 3-5, Trafalgar Road, Kettering (Wm Knibb ward) Full Planning Permission: Replacement windows and doors

[NK/2024/0593](#) 72 Gypsy Lane, Kettering (St Peters ward)
Full Planning Permission: Wraparound single storey extension

[NK/2024/0615](#) 88b Rockingham Road, Kettering (All Saints ward)
Full Planning Permission: Single storey rear and first-floor extension (Revised scheme: NK/2023/0012)

[NK/2024/0624](#) 28 Merrivale Close, Kettering (St Peters ward)
Full Planning Permission: Two storey side extension

[NK/2024/0635](#) 6 Cleveland Ave, Kettering (Brambleside ward)
Full Planning Permission: First floor extension over existing garage and tiled canopy to the front elevation

[NK/2024/0657](#) 12 Norris Close, Kettering (Ise ward)

New concrete ramp to front of existing residential property, an addition to former grant NK/2024/0270

[NK/2024/0666](#) Headland Taxi Co, 6 Linnell Way, Ketterings.(St Peters ward)
73A Retrospective Application: Raising the height of Unit No. 1 to match that of Unit No. 2 (rebuilt following fire damage), application of new metal cladding to the raised walls to match profile and colour of Units No. 1 and No. 2 (as previously approved). Removal of sectional overhead doors to Unit No. 1 and increasing the door opening heights to match those of Unit No. 2. Fitting of thermally insulated roller shutter doors thereto and removal of internal separating wall between units

[NK/2024/0665](#) 13 Exeter St Kettering (All Saints ward)

Full Planning Permission: Single storey rear extension

[NK/2024/0671](#) 22 Hilmorton St, Kettering (Ise ward)

Full Planning Permission: Single storey front garage extension and new side garden wall and gate

[NK/2024/0674](#) 24 Naseby Rd Kettering (Avondale Grange ward)

Full Planning Permission: Rear single storey extension and side window