



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE MUNICIPAL OFFICES BOWLING GREEN RD, KETTERING AT 7PM
ON 8TH MAY 2024

Councillors Present : Cllr Craig Skinner (Chair)
Cllrs Alexander Evelyn, Clark Mitchell, James Towns, Sarah
Tubbs and Bev Wright ,

Officers Present : Martin Hammond, Town Clerk

Three members of the public were present

Item Number	Description
PC23/091	Apologies Apologies for absence were received from Cllrs Robin Carter and Anup Pandey
PC23/092	Declarations of Interest None
PC23/093	Minutes The minutes of the meeting held on 10 th April 2024 were approved and signed by the chair as a correct record
PC23/094	Public Session Mr Paul Martin and Mr Mark Ingram attended to speak on item 97 – NK/2023/0701
PC23/095	Record of Planning Decisions by NNC April to June 2024 This report was noted.
PC23/096	Appeal Notifications The appeal against refusal of planning permission for development at the Woolcomber public house had been withdrawn.
PC23/097	Re-notifications and re-submissions The following renotifications had been responded to between meetings:-

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[NK/2024/0063](#) 2 Northampton Rd, Kettering (Wm Knibb ward) Full Planning Permission: Conversion of ground and first floor levels to 7 no. flats including a partial raising of an existing flat roof structure to rear. First floor extension and external staircase to annexe. Insert, remove, alter windows, doors and one rooflight to side and rear elevations and annexe.

[NK/2024/0032](#) 68-70 High St Kettering (Wm Knibb ward) Full Planning Permission: Change of use of ground floor and part of first floor from commercial retail to bingo lounge with new shopfront, 1 internally illuminated fascia sign, 1 internally illuminated projecting sign and 2 internally illuminated digital screens

[NK/2024/0049](#) 11 Paradise Lane, Kettering (Wicksteed and St Michaels' ward) Full Planning Permission: 1 no. dwelling

[NK/2023/0719](#) the Woolcomber, St Johns Rd, Kettering (Ise ward). Full Planning Permission: Erection of 3 no. dwellings to rear of site with associated parking and landscaping with reconfiguration of existing car park

The following renotifications were discussed:-

[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 30 no. apartments with PV solar panels to roof.

After contributions from Messrs Martin and Ingram, members agreed that the reduction in the number of proposed flats did not change the underlying reasons for the Council's continued objection to the scheme, on the grounds that

- They 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 proposal did not enhance the street scene
- The detail of the application still left 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
 - d) Access and security arrangements; how do visitors and tradespeople access the block?

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	<p>NK/2024/0099 4 Harwood Drive, Kettering (Brambleside ward) Full Planning Permission: Change of use from dwelling to residential care home for up to 3 no. children</p> <p>No objections</p>
PC23/098	<p>New Planning Applications</p> <p>NK/2024/0181 Stanier Retail Park, Stanier Close, Kettering (Northfield ward). Full Planning Permission: 12 no. EV charging parking spaces including landscaping and associated works</p> <p>NK/2024/0183 Stanier Retail Park, Stanier Close, Kettering (Northfield ward) Full Planning Permission: 5 no. parking spaces, landscaping and associated works</p> <p>Both applications were dealt with as one.</p> <p>No objections but</p> <ul style="list-style-type: none">- The bio-diversity gains claimed actually arise from a separate development and cannot be reasonably claimed as arising from the mitigation proposed; in any case 6% gain is less than the 10% required- There should be a height limiter placed on the parking area to prevent undesirable uses- The developer should be encouraged to improve signage at the junction of Stanier Close with Northfield Avenue to more clearly discourage right hand turns out of Stanier Close <p>It was also not clear what power input the chargers required and where power was coming from. Power from renewable sources would be preferred.</p> <p>NK/2024/0195 39 Cobden Street, Kettering (Northfield ward) Full Planning Permission: Conversion of HMO (C4) into 4 no. apartments (C3)</p> <p>No objections although</p> <ul style="list-style-type: none">- Some of the flats do not have built in storage- Waste storage arrangements are unclear- The application should address how energy performance in the flats can be improved

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[NK/2024/0205](#) 33 Netherfield Rd, Kettering (Wicksteed and St Michaels ward) Full Planning Permission: Raise roof to create additional floor, two storey rear extension and erection of outbuilding

No objections, but

- The planning authority should satisfy itself there are no overshadowing issues relating to the bungalow next door
- There is a loss of bio-diversity and garden space because of the outbuilding and this should be remediated
- The veracity of the statement that there are no trees to be lost needs to be tested
- The purpose of the outbuilding is not clear and should be conditioned so that it is not used for residential purposes

[NK/2024/0210](#) 100 Montagu St, Kettering (Wm Knibb ward) Full Planning Permission: Change of use from car park to hand car wash including creation of vehicular access and boundary treatment

OBJECTION

The application does not properly address how noise and spray will be managed in relation to surrounding properties, or pedestrians using Montagu St, and does not describe how drainage will operate to take away water,. It does not seem to propose a safe or realistic access from Montagu St given how busy this street is. More information on the proposed welfare facility is sought.

[NK/2024/0168](#) Wren Spinney School, Westover Road, Kettering (St Peters ward) Full Planning Permission: Demolish swimming pool. Classroom extension with disabled WC

No objections

[NK/2024/0200](#) 7-8 Silver St, Kettering (Wm Knibb ward) Full Planning Permission: Conversion of partial first floor and entire second floor from offices (Class E(g)) to 4 no. one bedroom, one person flats (Class C3). Alterations to external glazing throughout upper floors and front facade external finishing materials to include cladding

No objections but the application has a number of aspects which need to be resolved through the planning process

- It is not desirable to have cycle storage on the first and second floors

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	<ul style="list-style-type: none">- The waste storage arrangements appear to require residents to leave the building, cross the frontage of Cash Converters and enter the alleyway with their waste. In reality, they will simply move their bins into the lobby. The same is likely to happen with cycle storage. This potentially creates a fire and escape hazard in the proposed lobby area. These arrangements need to be re-thought.- The application does not address noise issues affecting residents, eg from the pub next door- There are no details about mechanical ventilation or energy performance or use of zero carbon technology <p>The Council welcomes the retention of the ground floor commercial use and the application's use of the existing footprint of the building.</p> <p>NK/2023/0776 88 Park Rd, Kettering (All Saints ward) Full Planning Permission: Change of use from dwelling house (C3) to children's residential institution (C2) for one child with 3 carers</p> <p>No objections, although this appears to be a low intensity use of a 4 bedroomed house.</p> <p>NK/2024/0155 55 Lawson St Kettering (All Saints ward) Full Planning Permission: Change of use from dwellinghouse (C3) to residential institutions (C2) for a maximum of one child</p> <p>No objections although it is not clear what parking there is on site, if any.</p>
PC23/099	New planning applications in the Headlands Neighbourhood Plan area <p>NK/2024/0187 15 Glebe Ave, Kettering Full Planning Permission: Convert annex into 1 no. dwelling</p> <p>No objections; although clarity is required on cycle storage and EV charging facilities, as well as waste collection arrangements.</p> <p>NK/2024/0251 5 The Close, Kettering Full Planning Permission: Garage to the side</p> <p>No objections</p>

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<p>PC23/100</p>	<p>Consultation on planning matters in a neighbouring parish</p> <p>Kettering Energy Park revised Masterplan 30268-Masterplan-Document-4.4.24.pdf (ketteringenergypark.co.uk).</p> <p>The Committee welcomed the change in massing for the proposed buildings on site. This more detailed iteration of the proposed development however has flagged up a number of other issues which need to be addressed, either in the masterplan or when detailed applications are brought forward.</p> <p>Access and movement</p> <ul style="list-style-type: none">- The plan does not do enough to enhance bus services onto the site – no bus stops are shown on site and it is far from clear what bus service provision has been considered and discussed with providers- Given the width of the A6 Burton Latimer bypass, it should be possible to create a cycle lane along its length which would simplify cycle access- The proposals fail to properly address the impact of non HGV traffic on Finedon and our earlier comments remain- The masterplan should acknowledge the need to ensure highway improvements between the site and Junction 11 on the A14. <p>Agricultural</p> <ul style="list-style-type: none">- The development involves the loss of productive agricultural land and is unspecific about its replacement with new agricultural techniques and facilities, in the sense that it is not clear if the new will replace the old in terms of output.- It is no clear how continuing agricultural use of the land can co-exist with solar farms – this could be described better <p>On site design and operation</p> <ul style="list-style-type: none">- The masterplan gives targets about bio-diversity without committing to them. These should be hardened up so that they form a commitment not an aspiration, which is how they currently read.- It is not clear what the fuel source is for the combined heat and power system. It would be better if a commitment could be made not to bring fossil fuels onto the site. Can the system rely on on-site energy generation to function?- It is also not clear where the water is coming from to support hydrogen production
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	<ul style="list-style-type: none">- There is a lack of detail about how battery storage is to be managed on site, to reduce fire risks- It is not clear how sewage is to be managed on site and AW's capacity to handle it
PC23/101	Other applications notified to the Council Five other applications were noted.
	Meeting closed at 8.25pm

Signed

Date