



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL  
HELD IN THE MUNICIPAL OFFICES, BOWLING GREEN RD, KETTERING AT  
7PM ON 9<sup>th</sup> JULY 2024

Councillors Present : Cllr Alexander Evelyn (Deputy Chair)  
Cllrs Robin Carter, Clark Mitchell, and James Towns

Officers Present : Martin Hammond, Town Clerk

7 members of the public were present

Item Number	Description
<b>PC24/012</b>	<b>Apologies</b>  Apologies for absence were received from Cllrs Pandey, Rowley and Tubbs
<b>PC24/013</b>	<b>Declarations of Interest</b>  Cllr Carter indicated that he could not take part in debate on item NK/2024/0301 or the Kettering Energy Park as he was a member of the NNC planning committee that would determine them.  He also declared an interest in item NK/2024/0381. He left the room for all three items.
<b>PC24/014</b>	<b>Minutes</b>  The minutes of the meeting held on 5 <sup>th</sup> June 2024 were approved and signed by the chair as a correct record
<b>PC24/015</b>	<b>Public Session</b>  Kevin Binley attended and spoke on item PC24/021 (Kettering Energy park).
<b>PC24/016</b>	<b>Record of Planning Decisions by NNC April-June 2024</b>  This report was noted.
<b>PC24/017</b>	<b>Appeal Notifications</b>  <a href="#">NK/2023/0572</a> 11 Paradise Lane, Kettering (St Michaels and Wicksteed ward). Full Planning Permission: 1 no. dwelling  No further comments.

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<b>PC24/018</b>	<b>Re-notifications and re-submissions</b>  <a href="#">NK/2023/0614</a> Car sales and workshops, Lawson Street (land adj. to 52), Kettering ( All Saints ward) Full Planning Permission: Demolition of existing buildings and erection of 70 no. residential dwellings and associated works including access, car parking and landscaping  No objections except that the Council endorses the comments already made on surface water treatment, ecology and security.
<b>PC24/019</b>	<b>New planning applications in the Headlands Neighbourhood Plan area</b>  <a href="#">NK/2024/0362</a> 68 Headlands (land to the rear) Kettering Outline Application: 2 no. dwellings with access to be considered  Objection – the proposal is contrary to the South West Kettering Neighbourhood Plan, represents a loss of bio-diversity and is contrary to the highway access standards required. The Council supports the residents' comments already made.
<b>PC24/020</b>	<b>New Planning Applications</b>  <a href="#">NK/2024/0292</a> 28 Market St, Kettering (Wm Knibb ward) Full Planning Permission: Conversion of upper floors to create 2 no. residential apartments to include second floor extension and alterations  Objection on grounds of over development. This is attempting to shoehorn too intensive a development into the building, even with the extension proposed.  In addition, the cycle storage proposals are not realistic - or even physically accessible, the development will add to parking pressures in the town centre and there is no sustainable design and energy statement. There is a lack of detail to the application.  <a href="#">NK/2024/0354</a> 1 Lilac Place Kettering (Pipers Hill ward) Full Planning Permission: Change of use from residential (C3) to 8 bedroom 8 person HMO (Sui Generis) with single storey rear extension

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Objection- on grounds of over development. This is an unsuitable development for this location, provides poor quality communal facilities, has no built in storage and overall will result in poor quality living accommodation and a poor experience for neighbouring properties.

[NK/2024/0364](#) 20-22 Meadow Rd, Kettering (Wm Knibb ward)  
Full Planning Permission: Amalgamation of units to create 1 no. retail unit for use within Class E including retail sale of wider range of goods and an ancillary customer cafe; installation of new façade, shopfront and entrance. Replacement cladding, brickwork and roof; external display enclosure; alterations to service yard. Resurfacing and reconfiguration of car park.

No objections, but

- a) The Council did not support the proposals to radically reduce the tree line on Meadow Rd; which contributes to the overall street scene and does not obscure the frontage of the existing – or the proposed – building
- b) The Council would support limits on deliveries to the new store such that they took place outside of peak traffic hours, given the traffic levels already experienced in this area
- c) The applicant should be asked to submit a design and energy statement which addressed the potential for installing heat pumps, solar panels and similar measures to reduce the building's carbon footprint.

[NK/2024/0322](#) Windmill Club, 12 Edmund St, Kettering (Wm Knibb ward) Full Planning Permission: Garden tables, seating and booths

No objections

[NK/2024/0381](#) 4 Myrtle Rd, Kettering (Pipers Hill ward)  
Full Planning Permission: Change of use from a residential dwelling to a children's home.

No objections

[NK/2024/0213](#) 24 King St, Kettering (All Saints ward)  
Retrospective Application: Conversion of dwelling to create 5 no. one bedroom flats

Objection – the proposals lack a significant amount of detail in particular

- There is no sustainable design and energy statement describing how the building will perform – eg heat pumps,

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	<p>solar panels etc – and what impact those facilities will have on the internal and external design</p> <ul style="list-style-type: none"><li>- There is no net bio-diversity gain described</li><li>- There is no internal built in storage</li><li>- The fire safety strategy needs to be brought up to date</li><li>- The views of the police are required</li><li>- There is insufficient parking available to support this development</li></ul>
<b>PC24/021</b>	<p><b>Applications in an adjacent parish</b></p> <p><a href="#">NK/2024/0301</a> Unit 4, Weekley Wood Avenue, Kettering Full Planning Permission: Extension to existing industrial unit</p> <p>No objections, but support for the comments already made by the police on security and lighting issues.</p> <p><b>Kettering Energy Park</b> The committee considered an invitation to sign up to a letter sent to NNC by a number of parish and town councils, opposing the planning proposals for the Kettering Energy park.</p> <p>Mr Kevin Binley attended to explain that the letter which had been drafted – and subsequently signed by several more parish councils – sought to ask NNC to ensure that the masterplan which was eventually submitted should be in accordance with the joint core strategy. He explained how the masterplan proposals did not currently comply and the effect that the proposed development would have on the landscape, without necessarily generating many jobs or locally useable renewable energy.</p> <p>After discussion, it was</p> <p><b>RESOLVED</b> that the clerk be authorised to agree with Mr Binley the text of a letter which supported the objectives he set out, whilst recognising what the Town Council had already fed back to the developer in its earlier comments.</p>
<b>PC23/022</b>	<p><b>Other applications notified to the Council</b></p> <p>Six other applications were noted.</p>
	Meeting closed at 7.50 pm

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Signed .....

Date .....