



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE MUNICIPAL OFFICES, BOWLING GREEN RD, KETTERING AT 7PM
ON 2nd OCTOBER 2024

Councillors Present : Cllr Mark Rowley (Chair)
Cllrs Alexander Evelyn, Clark Mitchell, and James Towns,

Officers Present : Martin Hammond, Town Clerk

No members of the public were present

Item Number	Description
PC24/040	Apologies Apologies for absence were received from Cllrs Robin Carter, Anup Pandey, Sarah Tubbs and Bev Wright
PC24/041	Declarations of Interest None
PC24/042	Minutes The minutes of the meeting held on 4 th September 2024 were approved and signed by the chair as a correct record
PC24/043	Public Session None
PC24/044	Record of Planning Decisions by NNC July to September This report was noted.
PC24/045	Re-notifications and re-submissions NK/2024/0364 20-22 Meadow Rd, Kettering 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

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	<p>The applicant had responded positively to all the Council's previous comments and the clerk had acknowledged this is the response sent earlier, in order to meet NNC's deadline.</p>
PC24/046	<p>New Planning Applications</p> <p>NK/2024/0470 160A King St Kettering (All Saints ward) Full Planning Permission: Change of use from residential to 4 bedroom 4 person HMO, garage conversion and single storey rear extension</p> <p>No objections</p> <p>NK/2024/0473 118-120 Havelock St (All Saints ward) Full Planning Permission: Demolition of industrial building and redevelopment of site to create 8 no. dwellings comprising of 4 no. semi detached houses and 4 no. one bedroom flats over two floors with associated parking</p> <p>No objections but the following comments:-</p> <ul style="list-style-type: none">- Including those rooms described as "studies", this was potentially a 14 bed development, but only 8 car parking spaces were provided; this was unlikely to be enough and would put further strain on the surrounding streets.- There was a lack of amenity space associated with the development- There is a risk of overlooking from the properties at the rear of the site, with loss of privacy resulting for houses on Regent St; a reasonably high fence along the site's southern boundary could be conditioned to reduce this impact- The recommendations in the ecology report should be applied by condition. <p>NK/2024/0476 22 Spencer Street (Land adj) Kettering (Northfield ward) Full Planning Permission: Demolition of garages and erection of 2 no. dwellings</p> <p>No objections. The recommendations in the ecology report should be applied by condition.</p> <p>NK/2024/0480 Jobs Court, Job's 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</p> <p>No objections</p>

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	<p>NK/2024/0507 10 Charles st, Kettering (All Saints ward) Full Planning Permission: 2 no. dwellings</p> <p>No objections, however</p> <ul style="list-style-type: none">- The site layout means that there is no on site parking which will put vehicles on street in al already 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 <p>NK/2024/0526 Kettering Buccleuch Academy, Weekley Glebe Road, Kettering (Avondale Grange ward) Full Planning Permission: The refurbishment of a synthetic turf pitch including adjustment of pitch footprint, construction of a new spectator area, installation of new LED floodlighting and installation of ancillary equipment.</p> <p>No objections</p>
<p>PC24/047</p>	<p>Consultation on planning applications in a neighbouring parish</p> <p>NK/2024/0490 Kettering South (land at), (off A509 North of Isham), Kettering; Approval of Reserved Matters (EIA): Appearance, landscaping, layout and scale for Unit 3 in respect of KET/2018/0965 (Class B8 warehousing and distribution, ancillary Class B1(a) offices, associated access, internal roads, parking, landscaping and drainage)</p> <p>No objections but</p> <ul style="list-style-type: none">- The joint core strategy seeks application of a BREEAM score and this and the following objectives should be secured by appropriate conditions including<ul style="list-style-type: none">- Ensuring an accessible, connected green infrastructure network- Enhancing access of the countryside- High quality strategic landscaping to improve the development and how it sits within the surrounding area- Providing amentiy, recereational and ecological benefits- More attention should be given to provide more on site electricity generation and storage

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PC24/048	Other applications notified to the Council Three other applications were noted.
	Meeting closed at 7.29pm

Signed

Date