



MINUTES OF THE PLANNING COMMITTEE OF KETTERING TOWN COUNCIL
HELD IN THE MUNICIPAL OFFICES, BOWLING GREEN RD, KETTERING AT 7PM
ON 6th NOVEMBER 2024

Councillors Present : Cllr Mark Rowley (Chair)
Cllrs Robin Carter, Alexander Evelyn, James Towns, and Bev
Wright

Officers Present : Martin Hammond, Town Clerk

Also present:- Cllr Scott Edwards

No members of the public were present

Item Number	Description
PC24/049	Apologies Apologies for absence were received from Cllrs Clark Mitchell, Anup Pandey and Sarah Tubbs
PC24/050	Declarations of Interest Cllr Wright declared a non pecuniary interest in item NK/2024/0516 (Greenfield Primary School) as a governor of the school and took no part in the discussion thereon.
PC24/051	Minutes The minutes of the meeting held on 2 nd October 2024 were approved and signed by the chair as a correct record
PC24/052	Public Session Cllr Edwards asked to speak on applications NK/2024/0516, NK/2024/0543 and NK/2024/0558
PC24/053	Record of Planning Decisions by NNC July to September This report was noted. It was verbally updated with the decision by NNC in respect of the snooker club site in Montagu St, which had been approved last week.

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PC24/054	Appeal Notifications The Council had been notified of an appeal. To be heard through the written procedure, in respect of NK/2023/0719 (the Woolcomber, St Johns Rd, Kettering). Full Planning Permission: Erection of 3 dwellings to rear of site with associated parking and landscaping with reconfiguration of existing car park. RESOVED to relay the Council's objections to the inspector.
PC24/055	Re-notifications and re-submissions 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 No further comments NK/2024/0476 22 Spencer Street (Land adj) Kettering (Northfield ward) Full Planning Permission: Demolition of garages and erection of 2 no. dwellings No objections to the change in specification for the proposed dwellings
PC24/056	New planning applications in the Headlands Neighbourhood Plan area NK/20214/0501 9 Headlands, Kettering Advertisement Consent 4 no. window vinyls No objections
PC24/057	New Planning Applications NK/2024/0325 27 Windsor Gardens, Kettering (Northfield Ward) Full Planning Permission: Conversion of warden's flat to 2 no. one bedroom flats Agreed to support the application 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 No objections – welcome re-use of the site NK/2024/0516 Greenfields Primary School Highfield Rd, Kettering (Wicksteed and St Michaels ward) Full Planning Permission:

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Demolition of mobile and erection of building for 4 no. SEN classrooms with associated parking arrangements

No objections – welcome development

Comments

- External lighting should be designed so as not to cause nuisance to local residents
- The bio-diversity gain needs to be more clearly set out
- A sustainable design and energy statement should set out if there are external features required to power and heat the building

[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

No objections – application supported

[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

It was noted that this application was for permitted development. Nevertheless, it was **RESOLVED** that the Council should express its objection to the principle of conversion of office accommodation into residential in this area. The location was unsuitable for residential, was prone to flooding and residents would be subject to noise and disturbance from out of hours deliveries, and other employment activity. In addition

- There needed to be provision for cycle parking and electric vehicle charging points
- The claim that the area was subject to a very low risk of flooding is untrue and undermined by the proposed provision of two flood refuges on the first floor
- There was no bio-diversity gain set out
- There was no description of energy efficiency measures
- It was not clear if the existing sewage disposal arrangements were suitable for residential use

[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

No objections

[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

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	<p>The Council believes the original conditions were placed there for good reason and should be maintained.</p> <p>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</p> <p>No objections, but a condition is required to manage construction times in this busy location</p> <p>There is very little daylight likely for the top floor and some roof lights are recommended.</p> <p>NK/2024/0600 91-95 Rockingham Road, Kettering (Northfield Ward) Full Planning Permission: Construction of a new Sikh Temple</p> <p>No objections; application welcomed.</p> <p>A ventilation extraction statement should be provided</p> <p>A BREAM assessment should be provided</p>
PC24/058	<p>Pre-application advice</p> <p>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</p> <p>The opportunity to comment at pre-application stage is welcomed. The Council is concerned that the proposals may represent over development of this site and vehicle access restrictions would be essential. There is a lack of amenity space resulting for both no 19 and no 21 from the proposals</p>
PC24/059	<p>Other applications notified to the Council</p> <p>11 other applications were noted</p>
	Meeting closed at 7.50 pm

Signed

Date

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