

PLANNING APPLICATION NK/2023/0701

Applicant Name: Certain Security Limited

Location: 9 Montagu Street, Kettering

Proposal: Full Planning Permission for 3 no. additional floors with change of use of first floor from snooker club to 24 flats, comprising 14 one-bedroom flats and 10 two-bedroomed flats.

Case officer: Louisa Johnson

North Northamptonshire Green Party (NNGP)

OBJECTS

to this application with the following reasons why it should be refused.

Summary

1. The Cuetopia snooker club and licensed bar is an established popular amenity which employs ten people.
2. No on-site car parking is provided with the surrounding streets subject to restrictions and public parking requiring payment.
3. Cycle storage is inadequate.
4. The appearance is not sympathetic with the adjacent, historic street scene.
5. The design does not provide adequate mitigation for external noise, poor air quality, cooking odours, and potential overheating.
6. There is insufficient information included in the documents submitted to demonstrate how sustainable drainage systems will be introduced to the development.
7. Insufficient information is provided on the battery storage and how it will comply with fire safety regulations.
8. It is not demonstrated how the all electric heating will comply with Building Regulations Part L1.
9. There are no biodiversity improvements included.
10. The provision of affordable housing mix is not offered.
11. There is no means of disabled access from the ground to first floor.
12. The offices and stores shown in third and fourth floor apartments will probably be used as additional bedrooms, which are not included in the application description.
13. Waste collection arrangements are unclear and appear to be unsatisfactory.
14. Access and security arrangements are unclear and require further information needs to be provided.

These, and other matters, are explored in more detail below:

Neighbour Comments

- Numerous people commenting – circa 140 objecting, just one supporting the application!
- The snooker club is a long established, popular recreational centre and the **owner** the of the club has objected to the application, stating the development will destroy the business.
- An online petition created and social media campaigning to keep the club open recorded 1327 supporters before it closed - <https://www.change.org/p/save-our-pool-snooker-hall-object-planning-permission-9-montagu-street> .

Community Amenity

The Snooker Hall is:

- a viable business,
- employs local people,
- well used and supported by the community
- offers facilities that support the, locally, very popular games of pool and snooker for all capabilities and ages
- The club permits the use of it's facilities by accompanied children and other community groups.
- The loss of another established bar in the Town Centre will be detrimental to the town's recreational amenities and loss of a social gathering place for the club's members.
- the property is not disused or unlettable

The town centre needs to be maintained as commercial and recreational centre wherever viable and Cuetopia needs to be retained in the centre.

The Residential Development

Highways and Parking

- **No onsite parking** is proposed, so will add unacceptable pressure on the currently already limited parking situation. The area cannot support parking for additional floors to this building. Montagu Street does not have regular and continual free spaces in the immediacy for car parking.
- Public **pay and display** car parks are not suitable for residential parking.
- The **Voi** scheme is only **a trial**, and personal **electric scooters remain illegal** on public land. Not clear how **delivery bots** will get to an apartment!

- It cannot be presumed ‘that residents will live and work in the city centre, without the **need for motorised vehicles**’, peoples working and life situations change and **public transport** links are limited, as identified the 2023 KTC consultation.
- **Cycle Storage** is inadequate, not one per apartment. Doubtful the extent the bicycle store would be used for **prams**. Bicycle storage in **apartments** is not practical and should be provided in adequately size, **ground floor** secure storage for **36**, in lieu of car parking spaces, with suitable access **1.2m** wide.

Heritage and Architecture

- **Not sympathetic** with the adjacent, historic street scene which has listed buildings along the same stretch of Montagu Street. The appearance is out of keeping with, and the **height** exceeds that of, adjacent buildings.
- **Loss of daylight** to the street due to increase in height of building.

Environmental Health - Noise & Ventilation

- It is not likely that residents would accept high noise levels or that the “**sounds of city life**” is why people would choose to live in a busy area. New residents would expect to be able to shut the windows to keep noise out, particularly **at night**.
- Environ Health asking for scheme to protect residents from **external noise**. Windows would need to be **fixed shut** and **secondary glazing** considered on the street side. EH require **noise assessment**.
- Any noise assessment must be supported by an **overheating assessment**. Overheating calculations are required in residential buildings to comply with **Part O** of the Building Regulations. These are of particular issue where residents close windows to reduce external noise break-in.
- There are at least eight restaurants and food takeaway outlets in Montagu Street which will produce **odours** at high level from their kitchen extract systems. It is entirely probable that the odours will drift to neighbouring properties at high level.
- The street is also busy with motor vehicles and these currently produce poisonous **exhaust fumes**. A natural ventilation scheme with opening windows is not appropriate for this area, a **Mechanical ventilation** scheme would be necessary. Mechanical ventilation schemes are **not very expensive**, they are commonly installed in in new and refurbished housing to meet the requirements of Building Regulations **Part F**.
- Amenity areas – only **balconies provided**.

Flood, drainage and water supply

- Foul drainage – Anglian Water advise there is capacity in existing sewer system.
- Drainage to utilise **greywater** for WC flushing and **SuDS** mentioned in D&A statement with on roof attenuation, however, there is insufficient information included in the documents submitted to demonstrate **how** this will be provided and where plant space is allocated.

Sustainability Appraisal & Energy Statement

- On-site renewables
- PVs on South facing window screens and on roof, along with battery storage. Details of the **battery storage** need to be advised and how it will be located and housed to comply with **fire safety** regulation.
- Has the proposal to **export** excess on-site generated power back into the electrical District Network Operators network?
- Electric heating and electric cooking facilities are standard in each dwelling. The Applicant needs to be demonstrated that this approach will comply with Building Regulations **Part L1**. These regulations are based on new dwellings achieve equivalent efficiencies and CO2 emissions as dwellings using electric heat pumps. The Applicant should provide **SAP calculations** for the apartments to prove they will be compliant, or provide details of how **heat pumps** will be incorporated in the scheme. The information would need to show space is available, any visual implications, and that noise will detrimental to neighbours and residents.

Biodiversity

- No biodiversity improvements are described. A **minimum of 10%** net biodiversity gain should be included for the scheme. This must be demonstrated using the statutory (official) biodiversity metric calculation tool.

Housing

- Provision of **affordable housing** mix 30% needs to be included equates to seven apartments but not offered – see NNC housing mail.
- The occupant will not necessarily be **professionals** working locally, there is not a method of controlling the socioeconomic profile of occupants.

- The Applicant says the development 'Promotes the concept of inclusive design' but no disabled lift included, only a stretcher lift. **No lift provided from ground** floor, so apparently no disabled access.
- **Offices and stores** shown in third and fourth floor apartments, could be used as additional bedrooms, making these potentially four bed apartments. Some of these rooms are not provided with windows which would make them unsuitable for habitation.

Waste

- Five metal based, wheeled and lidded bins are proposed, collected and sorted off site by a **private waste management** company. No sorting by residents into the respected waste stream will lead to **contamination** of the recyclable materials.
- What is the arrangement for waste removal from **third floor** apartments?
- How will bins be moved down to the **ground floor**.
- Bin store indicated on **first and second floors** with double doors to negotiate to get bins in and out.

Security

- Clarification of how access will be enabled for **trades** to enter apartment block.
- How will building be **managed**.
- Where are **CCTV** cameras going to be located and how will their images be monitored.

We trust you will take these comments into consideration.

For and on behalf of North Northamptonshire Green Party

James Towns

Built Environment Spokesperson