



Oundle Town Council

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Minutes of the Planning Committee Meeting held on Tuesday 7th March 2017 at 7.30pm in The Oundle suite, Fletton House, Fletton Way, Oundle.

Present: Cllr David Chapple, Cllr Mikala Dainter, Cllr Neville Oakes, Cllr David Fuller, Cllr Stephen Ellis

Minutes: Lisa Allan

To: All members of Oundle Town Council Planning Committee

PC16.53 To receive and accept apologies for absence – Apologies received from: Cllr Clive Humphreys – Away Accepted

PC16.54 Representation of Interested Parties – Paul Bland, Head of ENC Planning Services attended meeting – referred to as PB from now on.

PB updated the planning committee on what the local planning authority is currently doing. Work on the Northants Core Strategy Plan Part 1 is underway and the consultation for stage 1 ended on 13th March. This plan will give strategic guidance for districts to form their own local plans. Part of local plans would include a 'call for sites'. Suggestions of possible sites would be considered and debates with stakeholders, developers, council and communities would follow during a set consultation period. All should be asked for their suggestions on the content of the plan, what they want in the plan. PB highlighted that when sites are suggested planning are usually already familiar with the details. Part of the democratic process is that anyone with an interest should have their comments considered during the consultation period. This helps to avoid any legal challenges later on in the planning process. PB stressed that the Northants Core Strategy and district local plans are to integrate and mesh together as far as possible.

PB opened the floor to questions.

PB gave a brief overview of how planning policy legislation filters down from the government and translates in to local plans.

PB confirmed that ENC has the required 5 year land supply.

Concerns were expressed, again, that with potential developments the matter of improved infrastructure should be paramount. The state of the roads and examples of incidents which have occurred in Oundle due to excess traffic and bus congestion were cited as being of great concern to the planning committee and it was emphasized that these issues need particular attention with the growth of Oundle.

Concerns were also raised about ENC considering the views of OTC's planning committee. In the case of the Wharf signage, OTC's objection did not seem to have

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any impact. PB stated that where planning applications are a bit more contentious more detail is needed from OTC. A fuller explanation of the issues and council opinions should be given in these circumstances. PB offered a template for OTC to work to so OTC's views are made clear with any future contentious applications.

PC16.55 Declarations of Interests

To receive any declarations of interest from Members and Officers under Section 50 of the Local Government Act 2000 (*Standing Order 35 and 36*)
(This requirement applies only in respect of matters, which are to be considered by the Council at this meeting.)

16.55.01. Disclosable Pecuniary Interests - **None**

16.55.02. Other Interest - **None**

PC16.56 Minutes of the previous meeting

Proposition: 'To approve and sign minutes of the Planning Committee Meeting held on 3rd January 2017 as an accurate record' (Standing Order 10c)

Proposed: Cllr Neville Oakes **Seconded:** Cllr Stephen Ellis - **Unanimous**

PC16.57 Planning Applications

Item	Reference	Details
16.57.01	17/00389/FUL	123A Glaphorn Road, PE8 4PS Single Storey garage extension to the side No objection.
16.57.02 16.57.03	17/00395/FUL & 17/00363/LBC	7 North Street, PE8 4AL Proposed single storey bathroom extension and internal alterations No objection subject to the view of the Conservation Officer.
16.57.04	17/00367/FUL	5 St Ann's Court, PE8 4DS First floor extension over garage, convert garage and single storey side extension No objection.
16.57.05	17/00366/FUL	62 East Road, PE8 4BZ Domestic building to side for use as store and additional needs ancillary to the main residential dwelling No objection.
16.57.06	17/00359/CHG	93 Hillfield Road, PE8 4QR The planning permission was subject to conditions; have these been met? Is there a planning enforcement schedule? Any problems with this? There is a planning agreement; have the obligations on this been satisfied? No comment.

16.57.07	17/00311/CND	Playing Field, Pavilion Drive, Oundle Construction of new athletics track and pavilion on existing playing fields and rough grassland; 16/01090/FUL Condition 6 – surface water drainage Condition 7 – Maintenance of drainage No comment.
16.57.08	17/00298/LBC	69 Benefield Road, PE8 4EU To take out center section of kitchen window and walling below and replace with door No objection subject to the view of the Conservation Officer.
16.57.09	17/00283/FUL	28 Clifton Drive, PE8 4EP Proposed addition of first floor study to existing detached garage No objection.
16.57.10	17/00284/FUL	28 Clifton Drive, PE8 4EP Proposed new dormer windows, porch and roof lights No objection.
16.57.11	17/00265/FUL	99 Benefield Road, PE8 4EU Two storey rear extension, rendered to match existing No objection.
16.57.12	17/00396/FUL	26 Monson Way, PE8 4QG Proposed two storey rear kitchen and bedroom extension No objection.

PC16.58

Other Planning Issues

16.58.01 Oundle Pharmacy, 32 Market Place, PE8 4BE. Planning App 16/00406/LBC

Status: Withdrawn. See applicants letter.

A brief overview was given regarding this planning application and the reasons why the application had come to a halt. The Conservation Officer had highlighted that a fireplace inside the building, which the applicants wanted removing, was of architectural value and needed protecting. The applicant had emailed and informed OTC of a scheduled visit the building on the 8th March and had requested a councillor/councillors meet him at the premises to discuss what could be done to potentially get round this problem.

Action: Cllr Fuller agreed to meet the applicant at the premises to discuss further and feed back to the Planning Committee.

16.58.02 Sports Hall, Milton Road, PE8 4AB. Planning App 16/02185/REM
See residents letter. Concerns about traffic, parking, construction lighting and work times.

A brief overview was given regarding this planning application and consideration given to the photographs which accompanied the resident's letter. All points raised in the letter were concerns which had already been expressed by the Planning

Committee when discussing this application in previous meetings. Concerns regarding the need for proper infrastructure especially when new big developments are planned in the town. The issues with parking. Cllr Dainter suggested some space be allocated outside of the town for lorry/coach parking. Could ENC find out if there is any 'layover space' available. Paul Bland to investigate further. It was noted that the school did not appear to have been copied in to the resident's letter and it was decided that this should be done along with a letter from OTC's planning committee confirming we have similar concerns and have discussed these issues with ENC.

Action: Cllr Chapple to draft letter to Oundle School detailing the above concerns and also forward letter/photographs from the resident.

PC16.59

Wharf Signage

To discuss issues with and complaints about the Wharf Signage
See correspondence from Mr Cartwright and ENC.

Mr Cartwright was present at the meeting.

A brief overview was given regarding concerns and complaints received about The Wharf signage. Emphasis was put on the town's historic heritage and how any signage should be sympathetic with the surroundings. PB stated that the signage had been given very careful consideration, the assessors had visited the site and all the proper consents applied for and granted. He also mentioned that some of the signage at the Tap & Kitchen hadn't had the right planning permissions and steps were being taken to rectify this.

Whilst not popular with some it was widely agreed the area is vastly improved. Concerns were expressed as to why OTC's objection had not been particularly noted and suggestions were made that some detailed policies stating the requirements for signage and banners be written in to OTC's Neighbourhood Plan. PB recommended we obtain help in this regard from his officers and the Conservation Officer. PB offered to speak with Mr Cartwright further on this issue after the meeting.

The 'Riverside' was also mentioned again and PB stated that he was going to be in communication again shortly with the owner. Updates to follow.

PC16.60

Update on the Oundle Neighbourhood Plan

Cllr Stearn reported that we now have the Neighbourhood Plan (See document Stage 5 OTC/Neighbourhood Plan Working Party) which was approved at a meeting yesterday (6th March). The next step would be to present it to the Full Council (meeting planned for 6th April) and then take it to a 'Peer Review Group' (A professional group of examiners/qualified surveyors appointed by the government), this would cost approx £400. It was reported that there is still work to do on the NP but as the budget for the consultant has now been exhausted, James Wilson would no longer be involved, Cllr Stearn and the ENC would continue to move this process forward.

Action: Date set to take the NP to Full Council. Arrange for NP to be taken to a Peer Review Group.

PC16.61

Any Other Relevant Matters for Report

Cllr Fuller reported that Oundle has been offered a Full Flood Survey free of charge.

Action: Cllr Fuller to organise this ASAP.

Thanks given to Paul Bland for his attendance.

Meeting ended at 9.39 pm

ZAFF 4/4/17