



Oundle Town Council

Fletton House, Fletton Way, Oundle, Peterborough, PE8 4JA

Telephone: 01832 272055

Email: admin@oundle.gov.uk Website: www.oundle.gov.uk

To: All members of Oundle Town Council Planning Committee

A meeting of the Town Council Planning Committee will be held on **Tuesday 7th January 2020** at **8.00pm** in The Oundle Suite, Fletton House, Fletton Way, Oundle.

The public shall be admitted to all meetings of the Council which may, however, temporarily exclude the public by means of resolution due to the confidential nature of the business to be transacted (*Standing Order 3d*).

Representations from Interested Parties

Members of the public wishing to make representations relating to planning applications must notify the Council in writing or by e-mail at least 48 hours before the meeting is held. Two minutes will be made available after which time the speaker will be asked to stop. Normally members of the council will not ask any questions as it is expected that all points relevant to the case will have been stated. If a number of people wish to speak on the same application they will be asked to choose a spokesperson to represent them in each case (*Standing Order 3e and f*).

AGENDA

PC19.63 To receive and accept apologies for absence

PC19.64 Representation of Interested Parties

19.64.01 Mark Benns from Paul Bancroft Architects and Oundle Osteopaths will be attending the meeting to discuss application number 19/01733/FUL – 10 Stoke Hill, PE8 4BH – Change of use from dwelling to Health Care Clinic (D1).

Our comments were:

OTC objects to the change of use to D1. Whether the property is used as a health clinic or other D1 use there will (a) be people working there and (b) other people visiting there. It is reasonable to assume that most of these will travel to the premises by car. There is no onsite parking for staff and none for patients/clients etc. There is inadequate on street parking in the vicinity and the use of the former Drill Hall car park for this purpose would not be appropriate even if there were sufficient space available there. There is, therefore, likely to be a problem with car parking if a change of use takes place. There may also be issues with traffic and road safety given the proximity of an Oundle School boarding house and the Roman Catholic church. The location is only suitable for residential use.

19.64.02 Mike Jakeways of 87 South Road will be attending the meeting regarding planning application 19/01850/FUL – 89 South Road, PE8 4BP – Replacement two storey dwelling.

PC19.65 Declarations of Interests

To receive any declarations of interest from Members under Section 50 of the Local

Government Act 2000 (*Standing Order 13*)

(This requirement applies only in respect of matters, which are to be considered by the Council at this meeting).

19.65.01 Disclosable Pecuniary Interests

19.65.02 Other Interest

PC19.66 Minutes of the previous meetings

Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 3rd December 2019 as an accurate record' (Standing Order 12)*

PC19.67 Planning Applications

Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC19.67.01 Planning Applications

Item	Reference	Details
19.67.01.01	19/01899/LDP 10 Clifton Drive, PE8 4EP	Garage conversion to create large ground floor WC/Shower Room and Home Office. OTC not usually consulted on LDP's - Info included for reference.
19.67.01.02	19/01850/FUL 89 South Road, PE8 4BP Joe Davies	Replacement 2 storey dwelling.
19.67.01.03	19/01812/FUL 16 East Road, PE8 4BX Jennifer Wallis	Two storey side extension and single storey rear extension. Replacement of main roof.
19.67.01.04	TPO 0306/PHP 15 Mill Road, PE8 4BW T1 – Ginkgo	To place a Tree Preservation Order on Maidenhair Tree – Ginkgo Biloba.
19.67.01.05	19/01978/TCA Cherry Orchard Yard, 13-17 Benefield Road, PE8 4EU Henry Pearson	Pine (T1) Remove to ground level, due to it being a poor specimen and to allow extra light to other trees. Pine (T2) Remove to ground level, due to it being a poor specimen and to allow extra light to other trees. Ash (T3) Clear neighbouring roof by 2m to prevent any damage to the roof in the future. Walnut (T4) Raise to 4m to allow more light into the neighbouring garden. Walnut (T5) Remove extremely overweight limb to help prevent fail in the future. Dead, dying tree (T6) Remove – as it is not aesthetically pleasing. Dead Tree (T7) - Remove to ground level, Conifer Hedge (G8) Remove entire Leylandii hedge as it is non-native and an eyesore. Note to Henry Pearson: No trees that are being worked on are visible from the roadside.
19.67.01.06	19/01950/FUL 7 Cotterstock Road, PE8 4PN Jennifer Wallis	Construction of a two storey side extension and a single storey rear extension; Remodel and increase height of existing porch feature; Removal of chimney stack; Replacement of existing windows; Rendered

		finish to existing and proposed elevations; New roof covering to existing dwelling.
--	--	---

PC19.67.02 Planning Outcomes

Item	Reference	Outcome
19.67.02.01	19/01705/TCA 15 Mill Road, PE8 4BW T1 – Ginkgo, remove due to proximity to building.	Recommendation: OTC object, unless the Tree Officer feels removal is essential. OTC object on the basis that this is a rare and ancient tree and they are keen to ensure that trees are not removed unless it is deemed absolutely necessary by the Tree Officer. Outcome: REFUSED 02/12/19 – TPO to be placed on the tree by Jan 2020 – see above.
19.67.02.02	19/01600/FUL 68 Glapthorn Road, PE8 4PT First floor extensions to side and rear; Replacement flat roof to include roof lantern and parapet to side elevation; Erection of new porch; Re-roofing of existing pitched roof (revised scheme to previous approval 17/02146/FUL).	Recommendation: No objection. Outcome: GRANTED 12/12/19
19.67.02.03	19/00687/LBC & 19/00686/FUL Lime House, 4 East Road, PE8 4BX Demolition of outbuildings, and external alterations to No6 – Resubmission of 18/01552/FUL. Demolition of outbuildings, internal and external alterations to No.6, Internal connection between No6 and No4 and internal alterations to No 4- Re-submission 18/01553/LBC.	Recommendation: No objection subject to any contrary views of the Conservation Officer and any issues with parking being addressed appropriately. Outcome: GRANTED 5/12/19
19.67.02.04	19/01412/TPO Overwell House, Mill Road, PE8 4BW	Recommendation: No objection, subject to any contrary views of the Tree Officer. Outcome: GRANTED 5/12/19

	<p>Front boundary - 2x Tilia spp. - Crown raise to 4 metres over road and footpath for highways and pedestrian access</p> <p>Rear boundary - 1x Tilia Spp. - Crown raise to 4.5 metres.</p>	
19.67.02.05	<p>19/01740/TCA</p> <p>Stables, East Road, PE8 4BX</p> <p>T1 – Ash, infected with Inonotus, poor lower fork formation with small rot cavity, overhanging adjacent property. Remove and replant.</p> <p>T2 – Thorn – fell and replace.</p>	<p>Recommendation: An extension could not be granted therefore we requested our usual comment be logged regarding this application.</p> <p>Outcome: GRANTED 5/12/19</p>
19.67.02.06	<p>19/01578/FUL</p> <p>114 South Road, PE8 4BP</p> <p>Removal of existing conservatory to allow for a new single storey rear extension.</p>	<p>Recommendation: No objection.</p> <p>Outcome: GRANTED 10/12/19</p>
19.67.02.07	<p>19/01448/FUL</p> <p>Unit 3, The Wharf, Station Road, PE8 4DE</p> <p>Change of use of existing Class B2 general industrial building to a mixed use, including Class</p> <p>A1 Retail, D2 Health and Fitness Studio and B8 storage comprising;</p> <p>Ground floor - Change of use to Class A1 retail (18.13m2) remaining ground floor space to Class B8 storage. First Floor - Change of use and conversion of part of first floor (56.75m2) to D2 yoga/fitness studio including a consulting room (6.65m2) offering a range of alternative health therapies and Class</p> <p>A1 Retail area (23.72m2) which will offer a range of</p>	<p>Recommendation: OTC are extremely concerned that works appear to have been completed and the premises is already being used as a fitness studio before the necessary planning permissions have been granted. OTC have many times expressed their concern regarding retrospective planning applications as follows:</p> <p>Oundle Town Council draws the attention of the planning authority and of the applicant to the council's concern that works had been undertaken without the required planning permission having been obtained. The council reminds the applicant that it is their responsibility to understand when an application is required and to make that application at the correct time and not to commence work until any required application has been granted.</p> <p>Outcome: GRANTED 16/12/19</p>

	health and fitness related items.	
19.67.02.08	19/01827/PIP Land to rear of Cemetery, Stoke Doyle Road, PE8 Permission in principle: Residential development on agricultural land west of Warren Bridge for max 9 dwellings.	Recommendation: No objection. Outcome: GRANTED 19/12/19

PC19.67.03 Planning Appeals

PC19.68 Any Other Relevant Matters for Report Only



Deputy Clerk & Estates Officer
2nd January 2020

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (4th February 2020) is: **Thursday 30th January 2020 - 12 noon.**