



Oundle Town Council

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

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To: All members of Oundle Town Council Planning Committee

A meeting of the Town Council Planning Committee will be held on **Tuesday 6th August 2019** at **7.30pm** 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

- PC19.26** **To receive and accept apologies for absence**
- PC19.27** **Representation of Interested Parties**
- PC19.28** **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).
19.28.01 Disclosable Pecuniary Interests
19.28.02 Other Interest
- PC19.29** **Minutes of the previous meetings**
Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 2nd July 2019 as an accurate record'* (*Standing Order 12*)
- PC19.30** **Planning Applications**
Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC19.30.01 Planning Applications

Item	Reference	Details
19.30.01.01	19/01079/LBC 79 Benefield Road, PE8 4EU Lloyd Mills	Replacement of the timber casement windows at the back of the property to Timber casement windows.
19.30.01.02	19/01141/TCA 1 East Road, PE8 4BX Henry Pearson	T1: Shape tree (Topping) and reduce height 1-2M. T2: Remove branch impeding growth of neighbouring shrub (S1). T3-6 Thin to allow growth T7-19 Reduce height by 1-2M + thin + remove overhanging branches. An extension for this app was not possible so I have given our standard comment for this of: No objection, subject to the views of the Tree Officer.
19.30.01.03	19/00397/LBC The Angel Inn, 4 St Osyth's Lane, PE8 4BG Patrick Reid	Change of use from public house to funeral directors with internal alterations.
19.30.01.04	19/01003/FUL 27 Wentworth Drive, PE8 4QF Jacqui Colbourne	Conversion of existing detached double garage to form a two-storey annex with single storey link to dwelling.
19.30.01.05	19/01184/TCA The Great Hall, New Street, PE8 4EA Henry Pearson	To fell a tree (1249) to ground level.
19.30.01.06	19/01067/FUL 4 Riverside Close, PE8 4DN Ian Baish	Installation of air conditioning units at low level and removal of existing 4 air conditioning units at high level to gable end between 3 and 4 Riverside Close.
19.30.01.07	19/01157/FUL 23 New Road, PE8 4LB Ian Baish	Change of use from Chinese Takeaway on the ground floor to residential. First floor is already residential. Loft conversion and changes to windows and doors. (Retrospective)
19.30.01.08	19/01151/FUL & 19/01152/LBC 5 New Street, PE8 4EA Lloyd Mills	Removal of letter box and replacement steel sheeting over windows with single glazing.

PC19.30.02 Planning Outcomes

Item	Reference	Outcome
19.30.02.01	<p>19/00851/VAR 15 Mill Road, PE8 4BW Variation of condition 18 - Approved drawings to allow Insertion of new window to stables to comply with building regulations and change of existing windows to escape windows, add new door to kitchen as per drawings supplied pursuant to planning application no: 15/01967/FUL Renovation of existing semi derelict and uninhabitable cottage to provide a single dwelling. Conversion and change of use of disused buildings (comprising a brewery, stables, kiln, cartshed and cowshed) into six dwellings.</p>	<p>Recommendation: No objection. Outcome: GRANTED 8/7/19</p>
19.30.02.02	<p>19/00699/FUL Oundle Wharf, Station Road, PE8 4DE Erection of fermentation vessel outside Nene Valley Brewery.</p>	<p>Recommendation: No objection. Outcome: GRANTED 4/7/19</p>
19.30.02.03	<p>19/00700/ADV Oundle Wharf, PE8 4DE Nene Valley Brewery non-illuminated logo, fixed to front of vessel.</p>	<p>Recommendation: No objection. Outcome: GRANTED 4/7/19</p>
19.30.02.04	<p>18/02253/FUL Snipe Meadow Boardwalk Occupation Road, PE8 4DN Replacement of existing boardwalk structure and access pathway with new boardwalk and asphalt access pathway. And</p>	<p>Recommendation: No comment. Outcome: GRANTED 23/7/19</p>

	replacement of associated gates and signposts.	
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**PC19.30.03 Planning Appeals – 18/02133/FUL – 19 Cotterstock Road, PE8 5HA
Demolition of 7 Bedroom dwelling & erection of care home with 36 bedrooms.*
Our comments were:**

Recommendation:

OTC would like to reiterate their objections from the last consultation. See below:

OUNDL TOWN COUNCIL OBJECTS TO THIS APPLICATION ON THE FOLLOWING GROUNDS;
ALTHOUGH SUCH A FACILITY WOULD BE AN ASSET FOR THE TOWN IT IS FELT THAT THIS LOCATION IS UNSUITABLE FOR THE DEVELOPMENT PROPOSED.

THE APPLICATION PROPOSES A SINGLE POINT OF ENTRY TO AND EGRESS FROM THE SITE. THIS IS NOT CONSIDERED TO BE ADEQUATE. WHEN PEMBROKE HOUSE WAS USED RESIDENTIALLY THERE WERE TWO POINTS OF ACCESS/EGRESS ENABLING VEHICLES TO DRIVE INTO, AND OUT OF THE SITE WITHOUT HAVING TO TURN AROUND AND IT IS CONSIDERED DESIRABLE THAT ANY FUTURE DEVELOPMENT ON THIS SITE RETAINS THIS ARRANGEMENT.

WE ARE CONCERNED BY THE IMPACT ON THE HIGHWAY OF THE PROPOSED DEVELOPMENT GIVEN ITS LOCATION AND THE NUMBER OF VEHICULAR MOVEMENTS THAT THE PROPOSED CARE HOME WILL GENERATE. WE ARE CONCERNED AT THE IMPACT OF THIS DEVELOPMENT ON THE NEIGHBOURING SCHOOL AND THE SAFETY IMPLICATIONS FOR PARENTS AND PUPILS TRAVELLING TO AND FROM THE SCHOOL. WE DO NOT CONSIDER THAT THE AMOUNT OF ON SITE CAR PARKING IS SUFFICIENT FOR THE PROPOSED DEVELOPMENT AND WORRY THAT A SHORTAGE OF ON SITE PARKING OR DIFFICULTIES IN ACCESSING THE ON SITE PARKING MAY LEAD TO A DISPLACEMENT OF VEHICLES PARKING ON COTTERSTOCK ROAD AND NEARBY RESIDENTIAL STREETS. THIS WILL CAUSE POTENTIAL PROBLEMS BOTH FOR RESIDENTS AND THROUGH TRAFFIC AND AGGRAVATE THE DIFFICULTIES WHICH OCCUR CURRENTLY WHEN CHILDREN ARE BEING DELIVERED TO/COLLECTED FROM SCHOOL.

WE ARE CONCERNED BY THE VISUAL IMPACT OF THE PROPOSED BUILDING ON THE RESIDENTIAL STREET SCENE AND ALSO BY THE LOSS OF TREES ASSOCIATED WITH THE PROPOSED REDEVELOPMENT OF THE SITE. OTC feel the reduction from 41 bedrooms to 36 bedrooms fails to address all the other points of objection outlined in the above comments made on 5th Dec 2018.

Outcome: REFUSED 15/4/19

PC19.31 OTC Planning Policy Document review, amend to include definitive guidelines on temporary and permanent advertising. Amendments to be agreed and adopted.

PC19.32 To receive update/letter from Persimmon Homes regarding children’s play area in Creed Road.*

PC19.33 Any Other Relevant Matters for Report only

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (3rd September 2019) is: Thursday 29th August 2019 12 noon.



**Lisa Allan
Deputy Clerk & Estates Officer
1st August 2019**

*** Documents attached**