



# Oundle Town Council

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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 3<sup>rd</sup> September 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

- PC19.34**      **To receive and accept apologies for absence**
- PC19.35**      **Representation of Interested Parties**
- PC19.36**      **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).  
**19.36.01**      Disclosable Pecuniary Interests  
**19.36.02**      Other Interest
- PC19.37**      **Minutes of the previous meetings**  
**Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 6<sup>th</sup> August 2019 as an accurate record'* (*Standing Order 12*)
- PC19.38**      **Planning Applications**  
**Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

### PC19.38.01 Planning Applications

Item	Reference	Details
19.38.01.01	19/01327/OUT <b>Cotterstock Road Development *</b> Carolyn Tait	Outline planning application for the erection of up to 130 dwellings with public open space, landscaping, sustainable drainage (SuDS) and vehicular access points from Cotterstock Road and St Peters Road. (All matters reserved except for site access). at OP0038 TL0389 Cotterstock Road Oundle Northamptonshire.
19.38.01.02	19/01355/OUT <b>Land between St Christopher's Drive and the A605 *</b> Carolyn Tait	Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access). at Land Between St Christophers Drive and A605 Oundle Bypass Oundle Northamptonshire.
19.38.01.03	19/01285/LBC <b>90 West Street, PE8 4EF</b> Lloyd Mills	Proposed internal single door widening and introduction of a balanced flue to an external wall.
19.38.01.04	19/01267/FUL <b>61 Gordon Road, PE8 4LD</b> Anne Dicks	Two storey rear extension.
19.38.01.05	19/01379/FUL <b>Oundle Rugby Football Club, PE8 4RU</b>	Single storey rear extension to clubhouse; PVC cladding of existing brick facades; painting of exterior doors and fenestration to match cladding colour.

### PC19.38.02 Planning Outcomes

Item	Reference	Outcome
19.38.02.01	19/01184/TCA Henry Pearson <b>The Great Hall, New Street, PE8 4EA</b> To fell a tree (1249) to ground level.	<b>Recommendation: No objection, subject to any contrary views of the Tree Officer.</b> <b>Outcome: GRANTED 12/8/19</b>
19.38.02.02	19/00643/FUL Amie Baxter <b>60A East Road, PE8 4BZ</b> The demolition of an existing bungalow and the erection of a replacement dwelling house. The construction of 4 new build dwelling houses.	<b>Recommendation: OTC have no objection in principle to development on this site but feel the site would better suit fewer houses. OTC would also like to highlight some serious concerns and make the following observations:</b> <b>The site's entrance would be on an already very busy, congested road, near a school. Issues with parking, additional traffic and movement in and out of the area, particularly during the development stage (with HGV's and heavy plant equipment) would be of particular concern.</b> <b>Once complete, 5 houses (not 4 as stated in the above application) would easily mean a minimum of 10 extra cars using this busy school road.</b>

		<p>Should planning permission be granted conditions should be imposed so that during construction there shall be no movement of vehicles, plant or machinery to or from the site at times when children are being delivered to or collected from Laxton Junior School. OTC would also like to stress their wish that no trees of significance are lost during this development and would therefore appreciate the opinion of the Tree Officer.</p> <p><b>Outcome: GRANTED 13/8/19</b></p>
19.38.02.03	<p>19/01079/LBC Lloyd Mills 79 Benefield Road, PE8 4EU Replacement of 5 no single-glazed timber windows at the rear of the property with double-glazed timber windows.</p>	<p><b>Recommendation:</b> No objection, subject to any contrary views of the Conservation Officer.</p> <p><b>Outcome: GRANTED 13/8/19</b></p>
19.38.02.04	<p>18/02226/FUL Fairline, Nene Valley Business Park, PE8 4HN Modular three storey office block.</p>	<p><b>Recommendation:</b> OTC has no objection subject to appropriate conditions being imposed as follows:</p> <ol style="list-style-type: none"> <li>1. All parking spaces taken up by the building to be replaced elsewhere on the business park.</li> <li>2. A sufficient number of parking spaces for the staff working in the building to be provided on the business park.</li> <li>3. The materials to be used and the construction of the building to be compatible with other structures on the business park.</li> </ol> <p>OTC would also like it noted that many Fairline employees already park in the public long stay carpark which is unacceptable. It is therefore imperative Fairline create enough parking for all employees on site.</p> <p><b>Outcome: GRANTED 15/8/19</b></p>
19.38.02.05	<p>19/00946/FUL Pexley Court, PE8 4EL Proposed erection of 3 new dwellings (Re-submission of 19/00333/FUL)</p>	<p><b>Recommendation:</b> OTC object to this planning application for the following reasons:</p> <p>OTC are extremely concerned about the removal of trees from this site. It is stated that 40 out of 41 trees, 10 of which have preservation orders, are planned to be removed. OTC agree with the comments of the residents and their reasons for objecting to the proposed removal of these trees. OTC would welcome the comments of the Tree Officer. The offer of 12 trees to be planted elsewhere in Oundle will, by no means, offset the impact removal of these trees will have on this site. OTC are also extremely concerned about extra traffic and parking issues which will no doubt make the</p>

		<p>narrow road, already currently obstructed by overflow parking from Benefield Road, very busy and potentially dangerous to residents. OTC would welcome the comments of Highways regarding this point.</p> <p>Whilst OTC have no particular objections to the number or style of the proposed houses in the development, our major concerns outlined above draw us to the conclusion that this site is not suitable for this development.</p> <p><b>Outcome: WITHDRAWN 23/8/19</b></p>
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**PC19.38.03 Planning Appeals - None**

**PC19.39 Oundle Town Council Planning Guidance Documents Review, amendments to be agreed and adopted.\***

- EM19.39.01** OTC Planning Guidance Document
- EM19.39.02** Reconsideration of a Previous Response Guidance Document
- EM19.39.03** Retrospective Planning Applications Guidance Document
- EM19.39.04** Policy on the removal of Graffiti
- EM19.39.05** Policy on A Boards and other structures on the Highway
- EM19.39.06** Policy on Flyposting
- EM19.39.07** Policy on Illuminated Signs in the Conservation Area
- EM19.39.08** OTC Guidance on Advertising

**PC19.40 Any Other Relevant Matters for Report only**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (1st October 2019) is: Thursday 26<sup>th</sup> September 2019 12 noon.**



**Deputy Clerk & Estates Officer  
29th August 2019**

**\* Documents attached**