



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 7th September 2021** at **7.30pm** in **The Oundle Suite, Fletton House, Glaphorn Road, 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

- PC21.32** **To receive and accept apologies for absence.**
- PC21.33** **Representation of Interested Parties – Jonathan Lee Item number 21.35.01.01**
37 West Street, PE8 4EJ. *
- PC21.34** **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).
21.34.01 Disclosable Pecuniary Interests
21.34.02 Other Interest
- PC21.35** **Minutes of the previous meetings. ***
Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 6th July 2021 as an accurate record' (Standing Order 12)*
- PC21.36** **Planning Applications.**
Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC21.36.01 Planning Applications:

Item	Reference	Details
21.36.01.01	NE/21/01136/FUL & NE/21/01137/LBC 37 West Street, PE8 4EJ Susie Russell.	Glazed corridor, roof extension, re-roofing part of rear, replacement doors and windows, internal alterations and repairs as stated in the Heritage Impact Assessment. Our previous comments from Aug 2021: The council objects. The property is a grade 2 listed building and one of a number of such buildings in West Street. Although the renovation of the building rendering it capable of being habitable is welcomed in principle the proposal would have a detrimental impact upon the property itself and its environs in general. It does not seem possible to combine twenty first century design and materials (specifically the glazed corridor) in the way proposed with a building with a sixteenth century core even if it has a nineteenth century shopfront.
21.36.01.02	NE/21/01065/FUL 13 St Peter's Road, PE8 4PH Susie Russell.	Demolition of existing garage and addition of a two storey side extension.
21.36.01.03	NE/21/01208/TCA 7 Benefield Road, PE8 4EU Brian Ogden.	2 small Conifer hedges to be removed. 1 Elder to be removed. 3 Weston Red Cedars to be felled.
21.36.01.04	21/NE/01234/FUL 61 Benefield Road, PE8 4EU Jacqui Colbourne.	Two storey rear extension, removal of existing single storey rear extension and chimney; replacement window to south elevation and new window to west elevation.
21.36.01.05	NE/21/01193/FUL 2 Hillfield Road, PE8 4QL Jacqui Colbourne.	Single storey rear extension to dwelling to provide new dining and living room.
21.36.01.06	NE/21/01211/FUL & NE/21/01212/LBC 20 West Street, PE8 4EF - Jacqui Colbourne	Change of use to residential property (Class C3) and alterations to internal arrangement of No 20. (The Ship)
21.36.01.07	NE/21/01271/LBC 48 North Street, PE8 4AL Lloyd Mills.	Retrospective application for works to install a partition wall on first floor.
21.36.01.08	NE/21/01269/CND 35 North Street, PE8 4AL	Discharge of conditions pursuant to application 18/01673/FUL: Single storey rear extension Condition 3 - external roof and facing materials. On portal but no paperwork so for Information only.

PC21.36.02 Planning Outcomes:

Item	Reference	Outcome
21.36.02.01	NE/21/00852/FUL 100 Glaphorn Road, PE8 4PS Rear first floor extension.	Recommendation: No objection. Outcome: GRANTED 02/08/2021
21.36.02.02	NE/21/00917/LBC 4 Duck Lane, PE8 4DY To replace the front door with new door in similar style and same material and colour.	Recommendation: No objection subject to the views of the Conservation Officer. Outcome: GRANTED 04/08/2021
21.36.02.03	NE/21/00887/LBC 10 Stoke Hill, PE8 4BH New surface mounted framed identity sign for the business.	Recommendation: Our comments at June PCM on the NE/21/00571/ADV app - No objection subject to the view of the Conservation Officer. OTC repeat its previous comment. Outcome: GRANTED 09/08/2021
21.36.02.04	NE/21/00972/FUL & 21/00973/LBC 39 North Street, PE8 4AL Single storey side extension and internal alterations.	Recommendation: Oundle Town Council objects to these applications. The Applicant's Design and Access Statement correctly describes the proposed extension as 'a complete contrast to the host dwelling'. The proposed works are entirely inappropriate for this listed building within the conservation area and would very severely detract from it and adversely impact the conservation area. The use of teak timber cladding is out of keeping with the listed building and any extension should be constructed of material compatible with the existing structure. If there was to be an extension windows and doors should be made of timber to match the existing. A flat zinc roof is entirely out of keeping with the existing building and any extension should be roofed in Collyweston slate to match the existing. Outcome: WITHDRAWN 09/08/2021
21.36.02.05	NE/21/00928/FUL 75 St Peter's Road, PE8 4NQ Single storey side and rear extension.	Recommendation: No objection. Outcome: GRANTED 09/08/2021
21.36.02.06	NE/21/00894/FUL 64 Glaphorn Road, PE8 4PT Remodelling and enlargement of the front porch and alteration of existing car parking, including relocation of	Recommendation: No objection. Outcome: GRANTED 09/08/2021

	existing crossover to improve vehicle to pedestrian visibility.	
21.36.02.07	<p>NE/21/00979/LDP & NE/21/01295/LDP 3 Rugby Close, PE8 4JT Certificate of Lawfulness for proposed development/Use: proposed loft conversion including rear dormer. NE/21/01295/LDP Certificate of Lawfulness for proposed development/Use: Proposed loft conversion including rear dormer and rooflights to the front roof slope (resubmission of NE/21/00979/LDP)</p>	<p>Recommendation: Oundle Town Council objects to this application as amounting to the overdevelopment of the current building. When this development was originally granted planning permission for residential development this was on the basis of a housing mix which was required to deliver a mixed development of varying house sizes. Significantly increasing the size of the property and the accommodation provided means that the dwelling would no longer keep its place in the hierarchy of the development and would reduce the stock of housing of the property's original size to the detriment of the development and indeed the town as a whole.</p> <p>Outcome: GRANTED 13/08/2021</p>
21.36.02.08	<p>NE/21/00967/LDP 89 Creed Road, PE8 4QX Certificate of Lawfulness for proposed development/Use: Single storey side extension.</p>	<p>Recommendation: No objection. Outcome: GRANTED 13/08/2021</p>
21.36.02.09	<p>NE/21/00507/FUL 28 Nene Valley Business Park, PE8 4HN Erection of demountable crane within existing plant hire yard for improved access and safety operations. Crane to remain fixed in place (Retrospective).</p>	<p>Recommendation: OTC repeats it's objections to the variation sought as per the reasons stated in their March 2020 comments below: Our comment to variation of condition request March 2020 was: Oundle Town Council objects to the variation sought. When an application for permission for the crane was first made the council made no objection but sought a condition that the crane be taken down at weekends and bank holidays and that operating hours should be restricted in line with other similar restrictions within the business park. The council remains of the view that such conditions are appropriate to mitigate the impact of the crane on neighbouring properties and more generally. There would be a negative and detrimental impact if the permission was varied to enable the crane to remain in position permanently and be operated around the clock. Oundle Town Council asks that the existing conditions are both maintained and enforced.</p> <p>Outcome: GRANTED 16/08/2021</p>

PC21.36.03 Planning Appeals – None.

PC21.37 Any Other Relevant Matters for Report Only.



Lisa Allan
Deputy Clerk & Estates Officer
2nd September 2021

* Documents attached

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA
(5th October 2021) is: Thursday 30th September 2021 - 12 noon.**