



Oundle Town Council

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Minutes of the Planning Committee held on Tuesday 7th July 2015 at 7.30pm in the Council Chamber, The Courthouse, Mill Road, Oundle.

Present: Cllrs Chapple, King, Menck, Murphy, N Oakes, and S Oakes

PC15.11. Apologies for Absence

Apologies were received from Cllr Talbot (Business) and accepted.

PC15.12. Minutes and Actions from the Previous Meeting

15.12.01. **Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 2nd June 2015 as an accurate record' (Standing Order 10c)*

Proposed: Cllr Murphy **Seconded:** Cllr S Oakes **Resolved Unanimously**

15.12.02. **To review the Action Points from the meeting held on 2nd June 2015.**

There were no action points to be reviewed.

PC15.13. 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.)

15.13.01. **Disclosable Pecuniary Interests**
None

15.13.02. **Other Interest**
None

PC15.14. Representations from Interested Parties

A period of no longer than 2 minutes will be allocated for members of the public to address the meeting about items on this agenda (*Standing Order 3f*).

None.

Note Ms Aine Cooper and Mr David Keeling made a presentation at 7.00pm regarding Cross Keys Homes Care Services before the meeting commenced.

PC15.15. Planning Applications

15.15.01. Planning Applications

Item	Reference	Outcome
15.15.01.01	EN/15/01035/TCA <u>15 Mill Road</u> T1 – Cherry – Crown lift to four metres	No Objection
15.15.01.02	EN/15/01177/TCA <u>School House New Street</u> T2 – Paulownia – reduce by up to 2m T1 Cherry- reduce by up to 3.5m	No Objection
15.15.01.03	EN/15/01128/TCA <u>92 South Road</u> T1 – re-pollard 4 lime trees	No Objection
15.15.01.04	EN/15/01034/LBC <u>14 Market Place</u> Emergency roof repairs and addition of two conservation roof lights	No Objection
15.15.01.05	EN/15/00883/FUL <u>15 Mill Road</u> Renovation of semi derelict, uninhabitable cottage to provide a single dwelling. Conversion of disused buildings comprising a brewery, maltings, stables, kiln and cartshed and cowshed into eight dwellings	No Objection
15.15.01.06	EN/15/00964/FUL <u>34 Bellamy Road</u> Single storey rear extension, replacement of existing garage and front porch and alteration to access	No Objection
15.15.01.07	EN/15/01046/FUL <u>Land off Pavilion Drive</u> Construction of ten lane synthetic/non turf cricket practice facilities, upgrade of the existing ten lane natural turf lane facilities plus associated storage, fencing and hardstanding works	No Objection
15.15.01.08	EN/15/01039/FUL <u>Arn House Wood Lane</u> RE-submission of approved planning application 13-01551-OUT for the demolition of Arn Cottage and erection of new 4 bedroom house with separate double garage and associated works at Arn House	No Objection

15.15.01.09	EN/15/00851/FUL <u>47 Rock Road</u> Two storey side extension and proposed dropped kerb	Application Withdrawn
15.15.01.10	EN/15/00773/ADV and EN/15/00842/LBC Amendments to previous applications. Note from ENC there will be no illumination of any of the signs and the planned colourful surround for the ATM has been removed from this proposal. <u>9 Market Place</u> Two fascia signs, one projecting sign and one internally illuminated full ATM surround	Please note that any kind of additional illumination of any of the planned signs for this application would be objected to.
15.15.01.11	EN/15/01217/FUL <u>13 New Road</u> 1. No two storey side extension. 1. No single storey rear extension. Internal modifications.	No Objection
15.15.01.12	<u>22 Hillfield Road</u> Part conversion of existing double integral garage to living space, and ensuite facility installed to existing attic bedroom over.	No Objection
15.15.01.13	<u>151-153 Glaphorn Road</u> Erection of replacement agricultural barn with access. Please note these are amended plans: Site plan revision A received 25.6.15 and barn layout revision A received 25.6.15	No Objection

15.15.02. Planning Outcomes

Item	Reference	Outcome
15.15.02.01	EN/15/00909/TCA T1 Lawson Cypress – reduce 3 lower limbs on north side by up to 1m and remove lowest limb. <u>25A East Road</u>	Recommendation: No Objection Outcome: Granted
15.15.02.02	EN/15/00967/AMD NMA for inclusion of 2 No conservation roof lights in North elevation roof of garage	Recommendation: No Objection Outcome: Granted

	pursuant to App 13/00102/FUL Proposed new detached dwelling along with attached double garage 137 Glapthorn Road	
15.15.02.03	EN/15/00783/FUL Demolition of existing conservatory and erection of new garden room extension to kitchen 34B Glapthorn Road	Recommendation: No Objection Outcome: Granted
15.15.02.04	EN/00091/FUL To erect 6 dwellings further to the demolition and clearance of existing dwelling and all other buildings from the site. 153 Glapthorn Road	Recommendation: Objection: The proposed development is entirely detached from the built environment of Glapthorn but would be attached to the existing built environment of Oundle and would therefore lead to coalescence between the two parishes leading to the loss of the separate identities of these settlements. Referral was made to the NNJCS that this coalescence should be protected using strategic gaps to maintain separate identities. Outcome: Granted <i>Noted: Cllr Chapple observed that the grant of 15.15.02.04 indicated that the Planning Authority clearly did not accept that what was proposed was coalescence. He would, therefore, propose that when the next parish boundary review took place this new development should become part of Oundle.</i>
15.07.02.05	EN/15/01007/AMD Herne Lodge and Land Ashton Road Non Material Amendment	Recommendation: No Objection Outcome: Granted

15.15.03 Planning Appeals
None.

15.16. Planning Matters

15.16.01. To consider any Section 106 Agreements

Cllr King asked that Councillors should be provided with an update of any outstanding S106 monies due at the next meeting.

15.16.02. To consider any updates to Oundle Town Council's Planning Guidance Document.

There were no updates to the Planning Guidance document

proposed. Cllr Chapple advised that for the next agenda there would be a review of the document.

- 15.16.03. To note that a hard copy should be delivered to the office 14th July 2015 concerning any updates to the guidelines from NCC/ENC concerning advertising banners.

Noted. Cllr Chapple drew Councillors' attention to the item in the most recent Nene Valley News.

- 15.16.04. To note Planning Responses delayed from 2nd June 2015 Meeting as further investigation was required.

Noted.

15.17. Consultations/Correspondence

- 15.17.01. To Note that no Draft Response by Cllrs Chapple and Murphy to the NCC Consultation on Minerals and Waste Local Plan Update – Issues and Options consultation is required.

It was noted that the recommendation was that there should be no response from Oundle Town Council.

- 15.17.02. To consider letter received from Mr David Gent re: Herne Road.

The letter was considered and its sentiment was understood but Cllrs Chapple and N Oakes had looked at the original plans and did not feel that the land in question had been designated as green space initially, but had been the intended site for a substation as claimed by the applicant. Councillors were reminded (15.16.04) that Oundle Town Council had not objected to the application when considered on the 2nd June 2015.

- 15.17.03. To consider letter received from Estella Archibald re: 47 North Street.

The letter was considered and it was agreed that Cllr Chapple should reply on behalf of the Council explaining that there was a Council Planning Policy in relation to solar panels on roofs in the conservation area and that just because East Northants Council had permitted some applications it did not follow that the Council should alter its stance. Cllr N Oakes pointed out that the application had been objected to by Historic England.

- 15.17.04. To note correspondence from Mr Pollock.

The letter was considered when the applicant's application was considered (15.115.01.05).

- 15.17.05. To consider any further comments to be made to the Consultation on Focused Changes to the Pre-Submission NNJCS.

Councillor Chapple reminded Councillors of the submissions made by the Council in respect of the pre-submission plan going on to outline that the revisions to the plan now being proposed did not include any of the changes sought by the Council. He suggested that the Council could reiterate its previous submissions expressing disappointment that the plan had not been amended as it had proposed. He pointed out an inconsistency between the positions of the Council and of the Neighbourhood Plan Working Party on the issue of affordable housing. The Council had proposed that there should be a

requirement for 40% affordable housing throughout East Northamptonshire in its original submission whilst the NPWP was proposing 25% affordable housing in Oundle in its draft plan. Following discussion it was agreed that the Council should reiterate its previous submissions. Cllr Chapple went on to suggest that the Council should suggest that a change proposed in respect of retail provision should be opposed and the original draft supported as the policy in its original form had been watered down and as revised would be less likely to maintain viable retail bases and vibrant town centres. This was agreed. Cllr Chapple would circulate a draft of the proposed response for comment pre-submission.

15.18. Any Other Relevant Matters for Report

15.18.01. Cllr Chapple provided an update on the ENC investigation in relation to the tanning salon.

There being no further business the meeting closed at 8.50pm.

Signed..... Dated.....