



Oundle Town Council

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

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Minutes of the Extraordinary Full Council Meeting held on Tuesday 7th April 2020 at 7.30pm via Zoom.

Present: Cllr David Chapple, Cllr Tony Robinson, Cllr Clive Humphreys, Cllr Jerry Hutton, Cllr Ian Clark, Cllr David Fuller and Cllr Peter Peel.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer.

In Attendance: Emma Baker – Clerk to the Town Council

PC19.200 To receive and accept apologies for absence – Apologies received from:
Apologies were received and accepted from Cllr Glen, Cllr Stagg, Cllr Oakes and Cllr Chesser.

PC19.201 Representation of Interested Parties – None

PC19.202 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).

19.202.01 Disclosable Pecuniary Interests - None

19.202.02 Other Interest – Item’s 19.203.01.01, 04 & 06 – Cllr Clark is a resident of St Peter’s Road.

PC19.203 Planning Applications

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

PC19.203.01 Planning Applications

Item	Reference	Details
19.203.01.01	20/00263/FUL 15 St Peter’s Road, PE8 4PH Peter Baish	Detached dwelling to the side garden of existing dwelling house and new access (resubmission of 19/00371/FUL) OTC notes that this application follows previous similar applications which were withdrawn prior to determination. When the last application for the erection of a dwelling on the land in question was made OTC objected for the following reasons: OTC feel the proposed building amounts to overdevelopment and would have an adverse impact on the street scene. OTC feel having allocated parking at the front of the

		<p>property is not desirable and would also have an adverse impact on the street scene.</p> <p>OTC do not feel the amended plans address any of their previous concerns and therefore repeat their previous objections (shown above) submitted on the 5/4/19.</p>
19.203.01.02	<p>19/00152/LBC The Old Town Hall, Market Place, PE8 4BA Ian Baish</p>	<p>Removable shelving attached to stud wall and donation pens on first floor stock room, small removable changing room on shop floor.</p> <p>Small kitchen area in stock room installed by a previous tenant-retrospective (work due for completion 17.01.2019).</p> <p>Oundle Town Council draws the attention of the planning authority to the council's concern that works have been undertaken without the required consent 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 any works until any required application has been granted. OTC does not object to the works in question subject to any contrary view of the conservation officer.</p>
19.203.01.03	<p>Athena Way, Off 60A East Road, PE8 4BZ Suggested Street Name consultation Nicholas Wright</p>	<p><i>Street naming legislation covering England and Wales is quite specific; this Council has formally adopted the procedures under section 17, 18, and 19 of the Public Health Act 1925. You are probably aware that this requires this Council to carry out consultation with a number of interested parties before the proposed name is formally adopted. At their meeting of the 25 January 1999 the Environment and Health Committee approved a policy and procedure setting out the roles and responsibilities of the interested parties.</i></p> <p><i>In accordance with this policy it is for the developer to propose a name for his development. As a consultee, you have the opportunity to consider the proposed name(s) to ensure that they are not offensive, misleading or likely to cause confusion, objections on any other grounds may not be sufficient to prevent the name(s) being formally adopted. Whilst we welcome constructive comments and suggestions, unfortunately consultees cannot object to a proposed name just because they do not like it, or because it does not have a local connection.</i></p> <p><i>To ensure that any street naming problems are resolved before potential residents move in, I would be grateful if you confirm whether, or not, you have any objections to the proposed names (on the grounds that they are offensive, misleading or likely to cause confusion). If I do not hear from you by 17/04/2020, I shall assume that you have no objections.</i></p> <p>No Objection.</p>

19.203.01.04	20/00268/FUL 21 St Peter's Road, PE8 4PH Sandeep Bains	Single storey rear extension; addition of render to front and rear elevations and timber cladding to kitchen; alteration to access. No objection.
19.203.01.05	20/00369/TCA Scylla Cottage 9 Milton Road, PE8 4AB	Remedial work to a three-stemmed cherry tree in the rear garden of 9 Milton Road. No objection subject to any contrary views of the Tree Officer.
19.203.01.06	20/00027/FUL 16 St Peter's Road, PE8 4NS. Jennifer Wallis	Two storey side and rear extensions with balcony and a single storey garage extension. Amended plans with balcony removed. Our comments from the PC Meeting on 4/2/20 were: OBJECTION– the proposed works would result in a property that was out of keeping with the existing street scene in Saint Peters Road which comprises primarily a 1960s style of housing. The windows are out of keeping with all those used in properties in the vicinity of this property. The increase in height would also be out of keeping and it would not be acceptable for there to be any significant departure from the existing building line. Overall, the proposed works would have an adverse impact on the nearby properties. There would be an unacceptable impact on the nearest neighbouring properties in terms of overlooking and due to the loss of light able to reach them. 7/4/20 – OTC do not feel the amended plans address any of their previous concerns and therefore repeat their previous objections (shown above) submitted on the 5/2/20.
19.203.01.07	20/00305/FUL 31 Hillfield Road, PE8 4QR Susie Russell	Erect single storey rear extension. No objection.
19.203.01.08	20/00316/LBC 14 North Street, PE8 4AL Lloyd Mills	Replacement of window types A, B and C to timber double glazed windows; Replacement of door type A. No objection subject to any contrary views of the Conservation Officer.
19.203.01.09	20/00350/FUL 23 Victoria Road, PE8 4AY Susie Russell	Single storey rear extension, single storey front extension including entrance canopy and internal alterations. No objection.
19.203.01.10	20/00359/FUL 18A Glapthorn Road, PE8 4JQ Susie Russell	Rear single storey kitchen extension and new front porch. No objection.
19.203.01.11	20/00391/FUL 10 Stoke Hill, PE8 4BH	New windows and doors (rear); Doors opening (rear); Installation of external staircase; General associated



	<p>Lloyd Mills</p> <p>20/00392/LBC</p>	<p>works to Oundle Osteopaths and its integrated flat as per the Design and Access statement.</p> <p>New windows and doors (rear); Doors opening (rear); Removal of internal C20 staircase replaced with external staircase; Internal alterations and general associated works to Oundle Osteopaths and its integrated flat as per the Design and Access statement.</p> <p>In relation to the proposed internal works to the building OTC has no objection subject to any contrary view of the conservation officer.</p> <p>OTC does have concerns about the proposed external staircase. Firstly, as to the possible adverse impact of this upon the listed building. If, however, the Conservation Officer does not share our concerns then there would be no objection on this basis. Secondly as to the adverse impact of the proposed external staircase and access to the proposed upstairs flat upon the amenity of neighbouring properties due to overlooking. Whilst OTC understands that there may have been some discussions between the property owners and at least one owner of an adjoining property about possible mitigation measures it is clear that significant mitigation would be required to ensure that no neighbouring properties were subject to overlooking. Even if - which-is not clear - such mitigation measures might be possible OTC is concerned that the effect of such mitigation measures would of itself be detrimental to the listed building. On balance, therefore, OTC objects to the application unless the Conservation Officer can ensure that adequate mitigating measures are taken and that these do not of themselves adversely affect the listed building.</p>
19.203.01.12	<p>20/00388/FUL 5 Herons Wood, PE8 4HW Patrick Reid</p>	<p>Ground floor (part) and first floor gable extension. No objection.</p>
19.203.01.13	<p>20/00365/FUL 43 South Road, PE8 4BP Ellen Carr</p>	<p>Renovate collapsing Dairy Barn to make usable. No objection.</p>

19.203.02 Planning Outcomes

Item	Reference	Outcome
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19.203.02.01	19/01850/FUL Amended plans. 89 South Road, PE8 4BP Erection of 3 storey replacement dwelling.	Recommendation: No objection to amended plans. Outcome: GRANTED 02/03/20
19.203.02.02	20/00008/TPO The Gascoigne Building, 3 North Street, PE8 4AL	Recommendation: No objection. Outcome: GRANTED 28/02/20
19.203.02.03	20/00030/TPO 15 Mill Road, PE8 4BW T1 - remove Ginkgo due to proximity to building. Replanting with T2 - Plant 1 x Creteagus prunifloia 12/14, T3 - Plant 1 x Cornus mas 12/14.	Recommendation: OBJECTION – the tree is an important type of tree and every effort should be made to enable its retention and it should only be removed if the tree officer considers that it is necessary that it should be. If the tree is removed, then a like for like replacement should be provided if possible. Outcome: GRANTED 4/3/20
19.203.02.04	20/00002/FUL & 20/00003/LBC 53B West Street, PE8 4EJ Replace front door with like for like and repair frame. Paint black. Place free standing bike storage unit on frontage between front of house and railings. Replace wall lanterns with period appropriate when they can be sourced.	Recommendation: No objection subject to any contrary view of the conservation officer but the existing outside lanterns should only be removed if they can immediately be replaced with alternative lights of a type approved by the conservation officer. In relation to the free-standing bike storage unit any screening planting should not have any impact upon the railings. Outcome: GRANTED 9/3/20
19.203.02.05	19/01463/FUL 81 West Street Oundle Northamptonshire PE8 4EJ Subdivision of a single dwelling into two dwellings, associated modifications including adding rooflights, partial demolition of existing rear extension to create exterior courtyard, demolition of existing rear extension and replacement rear extension.	Recommendation: 81 West Street: OTC objects to this application. The proposed works would have an adverse effect upon the conservation area, the amount of on-site parking is inadequate and access to and egress from the properties onto West Street would create traffic/safety issues which are unacceptable. Outcome: GRANTED 24/3/20

19.203.02.06	20/00109/LBC 14 North Street, PE8 4AL	Recommendation: No objection subject to any contrary view of the conservation officer in particular in relation to the proposed removal of multiple walls. Outcome: GRANTED 19/03/20
19.203.02.07	19/01558/FUL 38 West Street, PE8 4EF Conversion, alteration and extension of buildings to form 5 dwellings.	Recommendation: No objection. Outcome: GRANTED 31/03/20
19.203.02.08	20/00177/LBC 28 North Street, PE8 4AL Creation of opening in garden wall back wall of mid-C20 shed and install timber gate.	Recommendation: No objection subject to any contrary view of the conservation officer. This appears to be a retrospective application and Oundle Town Council draws the attention of the planning authority to the council's concern that works have been undertaken without the required consent 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 any works until any required application has been granted. Outcome: GRANTED 31/03/20
19.203.02.09	20/00044/TPO Old School Ave, PE8 4BF Richard Jones Proposed works to trees on private road: 1. Reduce height of Horse Chestnut T14 by 5 metres such that the overhang into the adjacent garden is removed; 2. Reduce height of Sycamore T53 by 5 metres and remove laterals overhanging house in Ashton Road; 3. The half dead Scots Pine T44 is beyond saving and needs to be removed; and, 4. All trees in the avenue to be inspected for dead wood, which will be removed to reduce risk of falling branches in a storm.	Recommendation: No objection to the tree husbandry required for T14 and T53 and to the removal of dead wood. So far as T44 is concerned the council would not object to its removal if the ENC tree officer considers that it is necessary. Outcome: GRANTED 02/04/20

19.203.03 **Planning Appeals - None**

19.204. **Any Other Relevant Matters for Report Only**

Meeting ended: 8.06pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (5th May 2020) is: Wednesday 29th April 2020 - 12 noon – day early due to Bank Holiday Monday on 5th May 2020.

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21st April 2020

