



# Oundle Town Council

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Minutes of the Planning Committee held on Tuesday 3<sup>rd</sup> February 2015 at 7.30pm in the Council Chamber, The Courthouse, Mill Road, Oundle

**Present:** Cllrs Chapple, Chesser, Clarke, Menck, N Oakes S Oakes and Radcliffe

**PC14.67. Apologies for absence**

Apologies were received and accepted for Cllr Murphy - Personal  
Absence of Cllr Rose noted

**PC14.68. Minutes and Actions from the Previous Meeting**

14.68.01 **Proposition:** 'To approve and sign minutes of the Planning Committee meeting held on 6<sup>th</sup> January 2015 as an accurate record' (Standing Order 10c)

**Proposed:** Cllr N Oakes **Seconded:** Cllr Radcliffe **Resolved Unanimously**

14.68.02 To review the Action Points from the meeting held on 6<sup>th</sup> January 2015.

Actions were complete or contained within this Agenda

**PC14.69. 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.)

14.69.01. Disclosable Pecuniary Interests

None.

14.69.02. Other Interest

Item 14.71.01.06 all Councillors declared an interest as the adjoining owners of the War Memorial Recreation Ground.

**PC14.70. Representations from Interested Parties**

Cllr Chapple closed the meeting to allow representation from David Shaw and Paul Jackson (Jackson Homes) regarding 153 Glapthorn Road and the adjoining field on behalf of the Wagstaff family.

It was noted that the land concerned is approximately 10 acres in size and any housing to be built is within the Glapthorn boundary on the north side, but within the Oundle envelope on the southern boundary. This will visually impact more on Oundle than Glapthorn. Six new house types are proposed, 1x 2 bed, 2x 3 bed and 3 x 4 bed. A new barn to be built within the landscape, with access by provision of a track around the houses within the curtilage of the field, thus allowing the Wagstaff family to carry on farming. This planning

application to be received shortly.

Cllr Chapple thanked them for coming and the meeting re-opened at 7.52pm.

**PC14.71.**

**Planning Applications**

**14.71.01. Planning Applications**

The following planning applications were considered with the outcomes noted.

Item	Reference	Outcome
14.71.01.01	EN/14/02380/FUL <u>30 Rock Road</u>	<b>No Objection</b>
14.71.01.02	EN/14/02356/FUL <u>Abbott House Residential Home Historic Glapthorn Road</u>	<b>No Objection</b>
14.71.01.03	EN/14/02235/VAR <u>2A Eastwood Road</u>	<b>Objection: for reasons below</b> Councillors were concerned that the applicant provided no information as to the likely impact of the permanent loss of a significant proportion of the available on-site parking. The primary concern was whether this might lead to a displacement of that parking into neighbouring streets, where there is an issue over the adequacy of on-street parking.
14.71.01.04	EN/14/01823/FUL <u>15 Mill Road</u>	<b>Objection: for reasons below.</b> 1. Concern is felt about overlooking neighbouring properties. Suitable conditions should be imposed to ensure that surrounding properties do not suffer a lack of privacy due to overlooking. 2. Concern over Vehicular access from the Main Road and the ability of dustcarts etc. to both enter the site and leave it in a forward direction. 3. Concern over number of car parking spaces allocated for the number of dwellings proposed. It is felt that there should be a minimum of 1.5 spaces per dwelling thus requiring a minimum of 14 spaces. Due to concern over on-site flooding issues any provision of additional car parking spaces must be undertaken in such a way as not to exacerbate any onsite or off-site flooding. 4. We are delighted to see that no trees will be lost during this development.

14.71.01.05	EN/15/00079/FUL <u>20 Clifton Drive</u>	No Objection
14.71.01.06	EN/15/00104/FUL <u>21 Bridge View</u>	No Objection: even though we are the owners of the War Memorial Recreation Ground abutting the property.

14.72.02. Planning Outcomes

Item	Reference	Outcome
14.72.02.01	EN/14/02082/FUL and 02083/LBC Lorne House 38 Market Place	Recommendation: No Objection Outcome: Granted

14.72.03 Planning Appeals

EN/14/02003/VAR Herne Lodge and Land Ashton Road reported to DCC at ENC on Wednesday 28<sup>th</sup> January 2015.  
Noted.

14.73. Planning Matters

- 14.73.01. To consider any updates to Oundle Town Council's Planning Guidance document.  
None, but Cllr Chapple noted in relation to this document that the proposed Town Design Statement should be incorporated into the draft Neighbourhood Plan and that this might supercede the current document.
- 14.73.02. To consider Section 106 Agreements.  
The Town Clerk had a meeting with East Northants Council and was reassured that although Creed Road section 106 is still outstanding it is being followed up.
- 14.73.03. To note any updates to guidelines from NCC/ENC concerning advertising banners.  
No updates have been forthcoming and this item needs chasing fervently as more banners are appearing around the town and becoming an eyesore. Cllr N Oakes to take photographs and these are to accompany a letter to ENC (Sharn Matthews) highlighting the issue and the long delay that has been encountered. If difficulties in producing the guidelines lay with NCC then it may be necessary to approach Cllr Heather Smith to see if any help can be given to assist a move forward on this item for all concerned.
- 14.73.04. To note any updates from ENC re: Waitrose Parking.  
This item to be placed on the next Agenda and to be raised with David Reed when all evidence has been collated.
- 14.73.05. To note any updates on response to Conservation Document Letter.  
It was noted that a second letter had been sent to David Reed at ENC as no response was received to the first one, and that the new document currently available needs to be reviewed and any further

actions noted. Cllr S Oakes to work on this.

- 14.73.06. To note any updates on response to letter to Chief Executive at Tesco.  
As no response received another letter is to be sent to the new Chief Executive of Tesco as no actions were sanctioned by his predecessor. A copy of this letter to be sent to the local store manager for his response also.

#### **14.74. Consultations/Correspondence**

- 14.74.01. To consider the North Northamptonshire Joint Planning Unit pre submission Core Strategy Review.

After discussion it was decided that this large document should be split amongst all committee members, each taking a chapter to comment on and consider the views from the Oundle perspective. Cllr Chapple – Delivering Homes. Cllr Clarke – Economic Prosperity. Cllr Chesser – Green Infrastructure. Cllrs S & N Oakes – Enhancing and Protecting Assets/Historic View. Cllr Radcliffe – Network of Urban Areas and Cllr Menck – Connections within and beyond North Northamptonshire. Trish to send out individual chapters to each Councillor for consideration. It is noted that the reply form for this consultation may need breaking down into sections to accommodate each response.

- 14.74.02. To consider East Northamptonshire Council Electronic Consultation for Planning Applications.

A permanent Email address for Planning Applications to be delivered to must be in by 28<sup>th</sup> February 2015 as the proposed electronic changes by ENC will be implemented in April 2015.

It was noted after discussion, that if requested, it is the responsibility of Oundle Town Council to enable parishioners access to hard copies of planning applications particularly, large plan documents, and those of LBC applications and significant developments, the rest of which can be viewed electronically. This would also be necessary for members of the Planning Committee and Full Council.

- 14.74.03. To note the District and Ward Level Housing Mix Requirement Assessments.

This document to be sent out to each Planning Committee Member and to go on the next Agenda. It is noted that the data is being used by the sub-housing group for the Neighbourhood Plan and corresponds to the results of the NP Questionnaire.

At 8.50pm Cllr Chesser left the meeting.

**14.75. Any Other Relevant Matters for Report**

- 14.75.01 A reply has been received and noted from Tom Pursglove concerning a property in West Street and the change of use from A1 to A3. The letter also contains the substantive response received from Brandon Lewis MP, the Minister of State for Housing and Planning.
- 14.75.02 Application received 15/00119/VAR Urban expansion to Corby Priors Hall Site, Kirkby Lane, Deene which is a significant development. Cllr N Oakes to note.
- 14.75.03 David Reed (Head of Planning at ENC) and Rhys Bradshaw (Planning Development Manager) have invited members of the Planning Committee to a meeting in the near future to discuss the electronic transfer of planning applications etc. Date and time to be arranged.

There being no further business the meeting closed at 9.00pm

Signed.....  ..... Dated..... 3/3/15 .....