



Oundle Town Council

The Courthouse • Mill Road • Oundle • Peterborough • PE8 4BW

Telephone: Oundle (01832) 272055

E-Mail: admin@oundle.gov.uk • www.oundle.gov.uk

Minutes of the meeting of the Town Council Planning Committee held on Thursday 7th November 2013 at 7.30pm in the Council Chamber, The Courthouse, Mill Road, Oundle.

Present: Cllrs Chapple, Chesser, Fraser, N Oakes and Radcliffe.

Minutes: Debra Harper

PC13.42. Apologies for Absence

Apologies for absence were received from Cllr Durman (business) and Rose (personal).

RESOLUTION: *'That apologies for absence were accepted from Cllr Rose'.*

Resolved Unanimously

Note: A leave of absence has already been granted to Cllr Durman.

PC13.43. Minutes and Actions from the Previous Meeting

13.43.01. PROPOSITION: 'To approve and sign minutes of the Planning Committee meeting held on 3 October 2013 as an accurate record' (Standing Order 10c).

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

13.43.02. To review the Action Points from the meeting held on 3 October 2013.

All actions were addressed or included on this agenda with the exception of the following:

Reference	Action	Responsibility	Due Date
PC/05.09.13/03.	Write to ENC regarding the bus stop sited by the new roundabout by North Street/Blackpot Lane and concerns regarding light emanating from Waitrose. Note: Action date agreed as 11.11.2013 and amended to: Write to ENC to establish what steps are taken to monitor changes and ensure aspects such as traffic flows, the bus stop positioning, pedestrian safety and light nuisance are satisfactory managed.	DH	11.10.2013

PC13.44. Declarations of Interests

The following declarations of interest from Members and Officers under Section 50 of the Local Government Act 2000 (*Standing Order 35 and 36*) were received:

ZAL

were received:

13.44.01. Disclosable Pecuniary Interests
None.

13.44.02. Other Interest
Cllr Chesser declared an Other Interest in all planning applications from Oundle School. Reason: Employer

PC13.45. Representations from Interested Parties
None.

PC13.46. Planning Applications

13.46.01. Planning Applications

The following planning applications were considered:

Item	Reference	Details	Outcome
13.46.01.01	EN/13/01551/OUT	<u>Arn Cottage Wood Lane PE8 5TP.</u> Outline: Demolition of existing Arn cottage and build new self-contained four bedroom house and associated site works (all matters reserved except for scale and access)	No Objection.
13.46.01.02	EN/13/01347/LBC EN/13/01347/LBC	<u>35 North Street PE8 4AL.</u> New door opening and door to rear elevation Amended: Change of description to read as: New door opening and door to rear (west) elevation and new door to side (north) elevation at 35 North Street. Amended Plan Received 24.10.2013	No Objection.
13.46.01.03	EN/13/01621/FUL	<u>Nene Bridge House Mill Road PE8 4BW.</u> Proposed two storey side extension to the eastern gable to provide new double garage, utility and WC at ground floor with two new bedrooms and bathroom to the first floor. A new extension of first floor above the existing garage to provide new bedroom/study. At ground floor this space will become a family/games room. To the front a new porch construction is proposed.	No Objection.
13.46.01.04	EN/13/01778/LBC	<u>28B West Street PE8 4EF.</u> External and internal alterations repairs and renewals.	No Objection.
13.46.01.05	EN13/01629/FUL	<u>1 Lytham Park PE8 4FB.</u>	No Objection.

ZAL

		Combined roof light window added to Plot 41 in order to achieve building regulations Side stairwell window also installed	
13.46.01.06	EN/13/01668/FUL	<u>Mason House Glapthorn Road PE8 4JA.</u> Change of use from residential day assessment centre (C2) to dwelling house (C3)	No Objection; however we state that the three proposed parking spaces must be within the footprint of the site and would ask that the sellers ensure that the name Mason House is retained due to its historic connections.
13.46.01.07	EN/13/01747/FUL	<u>Magnolia House, Mill Road.</u> Proposed extension over garage to side of property and to rear of garage, two storey extension to centre of house to form feature entrance and proposed double garage to front of property.	No Objection.
13.46.01.08	EN/13/01739/TCA	<u>The Refectory East Road PE8 4BZ</u> T1 - beech reduce by 30%.	No Objection.
13.46.01.09	EN/13/01738/TPO	<u>New Sanatorium Pavilion Drive PE8 4JJ.</u> T1 – beech - fell to ground level, replant with ostrya carpinifolia 10/12 in front garden. T2 and T3 - Beech - reduce by 25%.	No Objection.
13.46.01.10	EN/13/01689/TCA	<u>30 South Road PE8 4BU.</u> T1 Lime- reduce by 25% to increase light level to garden and house.	No Objection.
13.46.01.11	EN/13/01782/TCA	<u>14 Mill Road PE8 4BW.</u> T1 - Field maple - reduce to 3 metres tall.	No Objection.
13.46.01.12	EN/13/01794/TPO	<u>20 Creed Road PE8 4QN.</u> T1 Ash, reduce by 20% - branches to the west are nearly touching adjacent building increase light levels to all properties and gardens. T2- Ash, reduce by 25% and sever ivy- weighted towards heavily used footpath showing die back in crown.	No Objection.

ZALH

13.46.01.13	EN/13/01740/TCA	<u>Bramston House, 26 Market Place.</u> T1 beech- reduce by 40%. T2 Cedar- reduce weight in crown by removing 5% of Larger Limbs.	No Objection.
13.46.01.14	EN/13/01830/TCA	<u>28B West Street.</u> T1 Lilac- reduce 50% as it is leaning on the wall. T2 Ash- remove to increase light into garden and view of robinias. T3 Goat Willow- remove to increase light T4 Ash- remove to increase light.	No Objection to T1 Lilac and T3 Goat Willow. Objection to T2 Ash and T4 Ash Reason: Native Ash trees should not be removed.
13.46.01.15	NCC 13/00099/MINVOC	<u>Harley Way Quarry, Harley Way, Oundle.</u> Variation of conditions 7 (sequence of working), 14 (details of site buildings), 18 (internal Haul Road, 31 (internal Routeing arrangements) and 43 (stockpiling of material) of planning permission 12/00001/MIN in order to regularise a number of mineral extraction related activities.	No Objection.
13.46.01.16	EN/13/01711/FUL	<u>Land Between Fisher and Crosby & Field Houses Milton Road.</u> Enhancement of landscape to include the partial re-alignment of the access road, including the lighting columns, to create a landscape buffer and patio area to the club as well as re-surfacing of the retained road elements and restructuring of the car park provision. Enhancement of the recreation courts to the front of the boarding houses and re-definition of the vehicular access and parking strategy for the beginning and end of term.	No Objection. We understand the reasons for the application and would ask that the number of trees lost is minimised and/or more trees planted to ensure an overall gain. Additionally as parking in the town is an area of concern, any actions that can be taken to alleviate the pressure in Oundle would be valued.

13.46.02. Planning Outcomes

The following planning outcomes were noted:

Item	Reference	Outcome
13.46.02.01	<u>EN/13/01148/FUL</u> Erection of detached summer house at 10 North Street.	Recommendation: No Objection Outcome: Granted

13.46.02.02	<u>EN/13/01224/TPO</u> Lime Tree (T1) remove overhanging branches onto garden at 16 Sutton Road.	Recommendation: No Objection Outcome: Granted
13.46.02.03	<u>EN/13/01138/FUL</u> Demolition of existing single storey sections of the Oundle School Cricket Pavilion. Internal refurbishment& alterations together with new single storey extension to form additional changing facilities and new roof top terrace at Cricket Pavilion, Pavilion Drive.	Recommendation: No Objection and No Objection to Amended Plans received 5.8.13 Outcome: Granted
13.46.02.04	<u>EN/13/01127/FUL</u> Two storey extension of an out building and conversion into an annexe for assisted living at home at 9 Herne Road.	Recommendation: As currently presented this application represents over development of the plot by virtue of the increase in height of the extension done to the existing conservatory. Please note: we would be happy to reconsider this application if resubmitted with this feedback taken into account. Outcome: Granted
13.46.02.05	<u>EN/13/01217/FUL</u> New single storey dwelling and detached garage (existing) part demolition at Land adjacent 16 and 20 New Road.	Recommendation: No Objection Outcome: Granted
13.46.02.06	<u>EN/13/01139/TCA</u> TG1. 2 Bay Trees. Reduce to 2.5m T2 Sycamore. Crown lift to 3.5m T3. Apple. Fell at 27 West Street.	Recommendation: No Objection Outcome: Granted
13.46.02.07	<u>EN/13/01284/FUL</u> Demolition of existing building and construction of new 2.5 storey dwelling including basement level and associated external works at Lamorna 11 Glaphorn Road.	Recommendation: No Objection Outcome: Granted
13.46.02.08	<u>EN/13/01245/OUT</u> Residential development of up to 95 houses (all matters reserved) at Land between St Christophers Drive and A605 Oundle Bypass Oundle.	Recommendation: Granting permission is not necessary or appropriate given the adequate supply of land for housing development within Oundle in particular but also within the District; Granting permission would be premature given the risks potentially posed to the

		development of the Oundle Neighbourhood Plan. Outcome: Refuse outline planning permission.
13.46.02.09	<u>EN/13/01365/FUL</u> Retrospective conversion of an integral garage into a study/office at 9 Rowell Way.	Recommendation: No Objection Outcome: Granted
13.46.02.10	<u>EN/13/01391/FUL</u> Proposed two storey side extension, demolition of a single storey rear outhouse and formation of new off road parking area at 18 Gordon Road.	Recommendation: No Objection Outcome: Granted
13.46.02.11	<u>EN/13/01469/FUL</u> New single storey extension to provide entrance hall and toilet at 6 Sondes Close.	Recommendation: No Objection subject to the use of identical materials Outcome: Granted
13.46.02.12	<u>EN/13/01440/FUL</u> First Floor extension at 2 Seymour place.	Recommendation: No Objection on the basis that materials will match existing. Outcome: Granted
13.46.02.13	<u>EN/13/01330/LBC</u> Install flood alleviation measures in the form of a new bund wall and restraint bars to glazed floor panels.	Recommendation: No information received. Outcome: Granted

13.47.03. Planning Appeals
None.

13.48. Planning Matters

13.48.01. To receive an update on the Community Infrastructure Levy (CIL) requirements list.
Cllr Fraser advised that this would be developed once more information was available through the Neighbourhood Plan and the Community Planning process. It was agreed that the CIL requirements list will be further populated as a result of the 5 year planning meeting to be held on 13th December 2013 and that this information will be submitted to East Northamptonshire Council to support the infrastructure needs within the town.

13.48.02. To consider any updates to Oundle Town Council's Planning Guidance document.

No revisions have been requested.

13.49. Consultations/Correspondence

13.49.01. Parish Boundary Review – Consultation on Recommendations. End date 02.02.2014.

The recommendations made by East Northamptonshire Council were noted. Cllr Chapple advised that the consultation process is ongoing and that a meeting with ENC and the surrounding parishes is to be held on 25th November 2013.

Concern was expressed regarding the comments made regarding the timing of Oundle Town Council's submission in Paragraph 2.11 of ENC's report produced for the meeting held on 14 October 2013. It was unanimously agreed that the impression given by this was misleading as the response was submitted within the given timeframes of the consultation and this statement reflects unfavourably on the Town Council. The Clerk was asked to formally write to request that this comment is corrected.

The Clerk was asked to put this item on the next agenda in order that further supporting evidence could be submitted.

13.49.02. Designation of Neighbourhood Planning boundaries at Raunds, Chelveston cum Caldecott and Barnwell. Representations by 4.00pm on Monday 9 December 2013.

This was reviewed and the following response agreed:

Oundle Town Council objects to the proposal for the Barnwell Neighbourhood Plan to be based upon the existing Barnwell parish boundary because Oundle Town Council has proposed revisions to the boundary between the parishes of Barnwell and Oundle and feels that until the consultation process on the boundary review sought has been concluded and a decision made as to whether the current parish boundaries are to be maintained or not it would be premature to confirm the extent of the Barnwell Neighbourhood Plan area. If the parish boundaries are altered in the way that Oundle Town Council has proposed that area of land which is currently in Barnwell parish but which would be incorporated into Oundle parish should not be included in the Barnwell Neighbourhood Plan.

13.49.03. To note ENC's comments regarding the determination of planning applications and the forthcoming Neighbourhood Plan.

Noted.

13.50. Any Other Relevant Matters for Report


Cllr N Oakes provided an overview of a CRPE meeting Cllr S Oakes and he attended. Cllr Radcliffe noted that the planning application for the Drill Hall has been received for consideration.

Cllr Fraser noted the revisions on the website which enables improved links with the other Council authorities.

Cllr Chapple noted that the Oundle Chronicle have been in contact with him to provide an article on allotments in the town. Cllr Fraser advised that Transition Oundle is looking at forming an allotment society.

Cllr Chapple also advised that a car magazine has made contact with him and is looking for a suitable location.

There being no further business the meeting closed at 9.32pm.

Signed:..........

Dated:.....5/12/13.....

Action Points – Planning Committee Meeting – 07.11.2013

Reference	Action	Responsibility	Due Date
PC/08.08.13/02.	Develop Community Infrastructure Levy Information.	NF/PR plus submissions from all.	05.12.2013
PC/05.09.13/03.	Write to ENC to establish what steps are taken to monitor changes and ensure aspects such as traffic flows, the bus stop positioning, pedestrian safety and light nuisance are satisfactory managed.	DH	11.11.2013
PC/07.11.13/01.	Write to ENC regarding their comments made regarding the Parish Boundary Review Consultation.	DH	21.11.2013
PC/07.11.13/02.	Develop further response to the Parish Boundary Review Consultation and report at next Planning Committee.	DC	05.12.2013
PC/07.11.13/03.	Submit response to Designation of Neighbourhood Planning boundaries at Raunds, Chelveston cum Caldecott and Barnwell.	DH	09.12.2013 4.00pm

