



Oundle Town Council

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Minutes of the Planning Committee Meeting held on Tuesday 6th September 2016 at 7.30pm in The Oundle suite, Fletton House, Fletton Way, Oundle.

Present: Cllr Stephen Ellis, Cllr David Fuller, Cllr David Chapple, Cllr Mikala Dainter, Cllr Neville Oakes.

Minutes: Joanna Butterworth/Lisa How

To: All members of Oundle Town Council Planning Committee

**PC16.01 To receive and accept apologies for absence
Apologies received from Cllr Humphreys (Personal)**

**PC16.02 Election of the Deputy Chair of the Committee.
Cllr Oakes – Proposed: Cllr Chapple Seconded: Cllr Ellis Unanimous**

PC16.03 To review and approve the Planning Committee Terms of Reference.
Item PC16.03 was a review of the Terms of Reference of the Planning Committee. It was agreed to recommend to full council at its meeting on the 20th September some amendments to the TOR as follows:
b) insert the word “as” before the word “necessary”.
d) delete the words “in particular the Neighbourhood Plan Working Party”
f) add at the end the words “in connection with planning matters including the neighbourhood plan”.
Add as g) To report to the Council on issues relating to the preparation of the Neighbourhood Plan and to liaise with non councillors involved in the preparation of the Neighbourhood Plan”.

It has been agreed by Councillors that if any other Councillor would like to join the Planning Committee they are welcome to. The Planning Committee will report to Full Council regarding matters relating to the Neighbourhood Plan (Neil Fraser) Update on the progress of the Neighbourhood Plan. Neil Fraser reported that the NP working party are trying to pull the threads together and move it forward but progress is slow. Cllr Chapple highlighted only 5 councillors involved so far and although the plan was to go public in September this will not happen. Cllr’s Chapple and Sparkes both would like to be involved with the working party and Cllr Chapple suggested that Cllr Stearn (Head of planning at East Northamptonshire County Council) be invited to the next Planning Committee meeting being held on Tuesday the 4th of October 2016. Discussion then followed on how to move the plan forward and what obstacles to progression need tackling. Neil Fraser reported that funding is not an issue as £5,000 has already been allocated to the Neighbourhood Plan, the problem is finding a potential author. A high level of

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authorship is vital. Someone with a journalistic qualification and a technical background required but also someone who can communicate 'Our Vision' to our residents in language that's easy to understand.

Decisions made to move the Neighbourhood Plan forward:

1. Invite Cllr Stearn to the next Planning Committee Meeting on Tuesday the 4th of October 2016.
2. Find an author.
3. Liaise with ENC and other neighbours who have some good plans already in place.
4. Set targets so there is some measure of progress.
5. Set a reporting structure, decide where the Neighbourhood Plan working party will sit in the reporting structure and how often will update reports be required.

PC16.04 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.)

16.04.01. Disclosable Pecuniary Interests - None

16.04.02. Other Interest - None

PC16.05 Planning Applications

16/01577/LBC	63 Benefield Road, PE8 4EU Proposed new conservatory extension with minor internal alterations. No Objection
16/01558/TPO	15 Warren Bridge, Oundle, PE8 4DQ T1 Crown reduce Ash Tree by 30% (6-7 foot) – TPO 0184 T2 Crown Lift second Ash Tree- TPO 0184 No Objection
16/01546/LBC	6 Market Place, PE8 4BQ Installation of BT cables. No Objection
16/01543/TPO	6 Spurlings, PE8 4DG T1 Hazel- reduce by 1.5m and crown lift to 2cm No Objection
16/01547/TPO	2 School Avenue, Oundle, PE8 4BF T1 Sycamore- to raise the crown and carry out general maintenance. No Objection
16/01540/FUL	1 Lime Avenue, Oundle, PE8 4PJ New dormer to front elevation. No Objection
16/01510/AMD	22 Monson Way, PE8 4QG Non material amendment – to remove the upstairs window from the right elevation pursuant. (Two storey side extension)

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	No Objection
16/01508/TCA	<p>24 West Street, Oundle, PE8 4EF T1- Copper Beech – reduce by up to 7m due to fork inclusions and cavity The Gascoigne Building 3 North Street, PE8 4AL T2- False Acacia – to be felled because of excessive shading to T3- Walnut tree.</p> <p>No Objection - 16/01508/TCA: T1 No objection T2 Provided that ENC's tree officer has no concerns no objection.</p>
16/01608/CND	<p>Oundle School Playing Field, Glaphorn Rd. Discharge of conditions pursuant to 12/01368/FUL residential development for 62 dwellings with associated landscaping, open space and access condition 10- landscaping scheme.</p> <p>No Objection -16/01608/CND: On the basis that there were good reasons for ENC to impose conditions on the original grant of planning permission we would object to the relaxation/removal of conditions unless ENC is satisfied that there is a justification for granting the amendment(s) sought that is not merely the result of commercial expediency. Further we have concerns that any relaxation/removal of conditions may result in, for example, an increased risk of surface water run off leading to issues in Glaphorn Road and elsewhere but rely on ENC's technical officers to determine if any such risk might result. To the extent (if at all) that any condition(s) in respect of which relaxation/removal is sought were imposed for environmental reasons connected with global warming/climate change we would be concerned if the amendment(s) sought was/were granted if the effect or likely effect would be to diminish the protection afforded by the original condition(s).</p>
16/01585/CND	<p>4 The Quarry, Nene Valley Business Park, PE8 4HN Application number 16/01139/ FUL Single storey side extension to create television filming studios. Discharge of conditions Condition 3- scheme to protect site from landfill gas.</p> <p>No Objection - 16/01585/CND: No objection provided that ENC's technical officers are satisfied that the proposal will achieve the required results and will not pose any risk to public health/safety.</p>
16/00476/FUL	<p>Oundle School, Blackpot lane. Amendment to surface water drainage network in association with application 15/01430/FUL Discharge of conditions Condition 3- surface water drainage scheme Condition 4- ownership and maintenance for every element of surface drainage system.</p> <p>No Objection - 16/00476/FUL: No objection provided that ENC's technical officers are satisfied that the proposals will achieve the required results.</p>
16/01579/LBC	<p>9 North Street, Oundle, PE8 4AL Repair and re-building of garden wall with the insertion of a new gateway and Oak Gate.</p> <p>No Objection</p>

PC16.06. Planning Matters

16.06.01 Fletton Field Village Green Status Enquiry

To accept an offer from the Oundle Recreation and Green Spaces Group to prepare for the enquiry on behalf of Oundle Town Council. It was agreed that all Councillors would like to support Fletton Field Application. Cllr Dainter would like to make a partnership with Abbott House to protect Fletton Field and help support the case as much as possible. Also Oundle School interested in preserving Fletton Field. It was agreed that the Planning Committee will work together with GSG, Abbott House, Oundle School and local residents. Cllr Chapple will approach former Cllr Grove at Greenspace for support on The Fletton Field enquiry.

PC16.07. Any Other Relevant Matters for Report

Cllr Oakes suggested that in future if planning permission is sought for more than two new buildings it should go to full council meeting.

Cllr Oakes also suggested that anything less than permission being sought for a tree to be felled ie, permissions to reduce height, crown lift (examples in this meeting's planning applications numbers 2,4 & 5) do not really need to be discussed. The councillor suggested we should be happy with the expert's recommendations.

Cllr Oakes to speak to the Interim Town Clerk regarding the ongoing issues with Waitrose parking.

Meeting ended at 9.10pm

