



Oundle Town Council

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

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Minutes of the Planning Committee Meeting held on Tuesday 1st May 2018 at 8pm in The Oundle suite, Fletton House, Fletton Way, Oundle.

Present: Cllr David Chapple, Cllr Roy Sparkes, Cllr Sue Oakes, Cllr David Fuller, Cllr Clive Humphreys, Cllr Neville Oakes, Cllr Val Chesser, Cllr Tony Robinson, Cllr Ian Clarke

Absent: Cllr Glen

Minutes: Lisa Allan

PC18.01 To receive and accept apologies for absence – Apologies received from:
The apologies from Cllr Glen were accepted.

PC18.02 Representation of Interested Parties - None

PC18.03 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.)

18.03.01. Disclosable Pecuniary Interests - None

18.03.02. Other Interest – Cllr's Fuller & Humphreys – Item 18.05.01.04
Applicant known to the Councillors

All Councillors – Item 18.05.01.06 - Planning Application is by OTC
Cllr's Oakes – Item 18.05.01.08 – Applicant known to Cllr's Oakes

PC18.04 Minutes of the previous meeting

Proposition: 'To approve and sign minutes of the Planning Committee Meeting held on 3rd April 2018 as an accurate record' (Standing Order 10c)

Proposed: Cllr N Oakes **Seconded:** Cllr S Oakes – **Unanimous**

PC18.08 Commercially sensitive health care related issue – **NB - Item moved forward on the agenda**

Please note that in view of the special and/or confidential nature of the business about to be transacted it is advisable in the public interest that the public be temporarily excluded and they are instructed to withdraw (Standing Order 3c).

Proposed: Cllr Chapple

Seconded: Cllr Sparkes

Resolved: All in favour

The Meeting closed at 8.16 pm

The meeting opened at 8.31pm

The committee were updated on the above and the information noted.

PC18.05 Planning Applications

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

PC18.05.01 Planning Applications

| Item | Reference | Details |
|-------------|------------------|---|
| 18.05.01.01 | 18/00601/FUL | 20 Cotterstock Road, PE8 5HA Proposed extensions to garage at front and infil extension to kitchen/dining at rear. No objection. |
| 18.05.01.02 | 18/00577/LBC | The Stables, Cobthorne 16 West Street, PE8 4EF External redecoration of house and stables. No objection subject to the views of the conservation officer. |
| 18.05.01.03 | 18/00574/FUL | 103 Benefield Road, PE8 4EU Creation of new vehicle access – also see letter from the applicant. No objection subject to the views of the Highways Authority. |
| 18.05.01.04 | 18/00621/FUL | 38 Glaphorn Road, PE8 4JQ Demolition of detached garage; Demolition of utility room, toilet and chimney. Erection of single story rear & side extension; Erection of additional side extension at first-floor level and conversion of attic; Replacement of conservatory with glazed canopy. No objection. |
| 18.05.01.05 | 18/00618/ADV | 2 West Street, PE8 4EF Replacement signage to shop front. Object, given the highly sensitive position of the building, OTC do not feel the details given are clear enough. We request, therefore, greater clarification and clearer details showing exactly what impact the signage will have on the building and it's appearance. |
| 18.05.01.06 | 18/00628/TPO/PHP | Recreation Area Between Wentworth Drive And Creed Road Oundle Northamptonshire Tree Preservation Order Ref. PP-06843638 Willow tree (Number 529): Crown reduction by 60% and removal of two dead branches. No comment. |
| 18.05.01.07 | 18/00684/VAR | Sports Hall Milton Road, PE8 4AB Variation of condition: To remove and replace Condition 6 to allow effective use of the facility for the school and wider communities, Pursuant to application:14/00875/OUT - Outline: Demolition of existing swimming pool and existing dwellings and the erection of a new sports centre with associated parking, tennis courts, relocation of |

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| | | running track, re-surfacing of existing sports courts and associated works (all matters reserved). OTC would like conditions imposed and enforced ensuring noise and light pollution are kept to a minimum. |
| 18.05.01.08 | 18/00699/FUL | 13 New Road, PE8 4LB Proposed 2 storey side and single storey rear extensions plus demolition of existing single storey side extension. No objection. |
| 18.05.01.09 | 18/00616/VAR | 15 Mill Road, PE8 4BW Variation of conditions Condition 18 - Approved drawings, Condition 5 (d) Car parking spaces to allow amended car parking layout pursuant to planning application no: 15/01967/FUL Renovation of existing semi derelict and un-inhabitable cottage to provide a single dwelling. Conversion and change of use of disused buildings (comprising a brewery, stables, kiln, cartshed and cowshed) into six dwellings. OTC would like to look further in to this application before giving feedback by the 7th May. |
| 18.05.01.10 | 18/00550/FUL | 5 St Peters Road, PE8 4PH Proposed demolition of existing garages and addition of a bedroom, study and single garage. No objection. |
| 18.05.01.11 | 18/00753/FUL | 61 Gordon Road, PE8 4LD Two storey rear and single storey front extensions. No objection. |
| 18.05.01.12 | 18/00788/LBC | The Berrystead, 16 North Street, PE8 4AW External redecoration. No objection subject to the views of the Conservation Officer. |
| 18.05.01.13 | 18/00351/FUL | 24B East Road, PE8 4BX Proposed construction of 2 dwellings with attached garages and associated access/landscaping. No objection subject to the agreed development plan with the developer being adhered to, including site operation times being considerate of neighbouring residents. |

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PC18.05.02 Planning Outcomes – Noted

| Item | Reference | Outcome |
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| 18.05.02.01 | 18/00279/FUL 39 Gordon Road, PE8 4LD Demolish existing linked outbuilding (kitchen) and conservatory. Construct single storey extension to side and rear. | Recommendation: No Objection. Outcome: Granted 3/4/18 |
| 18.05.02.02 | 18/00352/FUL 42 Bellamy Road, PE8 4NF Single storey extension to side and rear of property and alteration to driveway. | Recommendation: OTC endorse the comments of highways as valid comments. Outcome: Granted 3/4/18 |
| 18.05.02.03 | 18/00092/FUL & 18/00093/FUL Abbott House, PE8 4JA | Recommendation: Objection to both applications. Outcome: REFUSED 4/4/18 |
| 18.05.02.04 | 18/00229/FUL The Stables, Cobthorne, 16 West Street, PE8 4EF Dropped kerb to regularise vehicular access to Cobthorne Stables. | Recommendation: No objection. Outcome: GRANTED 11/4/18 |
| 18.05.02.05 | 18/00353/FUL 22 Benefield Road, PE8 4ET Loft conversion with new rear gable, alterations to road access, windows, materials and enlarged external deck area. | Recommendation: No objection. Outcome: GRANTED 13/4/18 |
| 18.05.02.06 | 18/00413/LBC 1 St Osyths Lane, PE8 4BG Removal of existing failing Collyweston roof slates to rear elevation, replacement with Winchcombe roof slates, roof timbers to be checked and repaired as necessary | Recommendation: Object – As this is a Grade II listed building in a conservation area it is felt that any replacement roof should be like for like and therefore Collyweston should be used. Outcome: Refused 18/4/18 |

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| | and repairs to existing dormer. | |
| 18.05.02.07 | 18/00414/LBC 1 Osyths Lane, PE8 4BG New external wall mounted sign. | Recommendation: Defer to the views of the Conservation Officer but would make the observation that signage in a conservation area should reflect the style and character of existing signage found in Oundle Outcome: Granted 18/4/18 |

PC18.05.03 Planning Appeals - None

PC18.06 OTC planning guidance on retrospective planning applications
New guidance and procedure for dealing with retrospective planning applications. After discussing the above it was agreed to incorporate this in to the Planning Guidance Document. It was also agreed that Cllr Hutton would review the PG Document in line with the Neighbourhood Plan.

PC18.07 OTC planning guidance on reconsidering decisions
New guidance and procedure for dealing with requests to reconsider planning decisions made by OTC. After discussing the above it was agreed to incorporate this in to the Planning Guidance Document. It was also agreed that Cllr Hutton would review the PG Document in line with the Neighbourhood Plan.

PC18.08 Commercially sensitive health care related issue – NB Item move forward on the agenda

PC18.09 Any Other Relevant Matters for Report only
Cllr Chapple updated the Committee regarding Lamorna, 11 Glapthorn Road and the replanting of the yew hedge. **Action:** Establish whose responsibility it is to maintain/trim the shrubbery and trees on the opposite side of footpath and arrange for this to be done.
Cllr Chesser reported on the ongoing problems and complaints from New Road residents about the lorries and other vehicles associated with the building work at Oundle school and the problem with people parking on the grass verges/pavements down Glapthorn Road and other areas. Cllr Chesser has spoken to Sarah Barnwell to see what can be done about this situation.

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING

AGENDA (5th June 2018) is: Thursday 31st May - 12 noon

Meeting ended at 9.37pm

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5/6/18