



Oundle Town Council

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

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**Minutes of the Planning Committee Meeting held on Tuesday 2nd October 2018 at 8pm in
The Oundle suite, Fletton House, Fletton Way, Oundle.**

Present: Cllr David Chapple, Cllr Sue Oakes, Cllr Neville Oakes, Cllr Tony Robinson, Cllr Clive Humphreys, Cllr David Fuller, Cllr Val Chesser, Cllr Terry Stagg, Cllr Malcolm Glen, Cllr Roy Sparkes, Cllr Ian Clark.

Absent: None

Minutes: Lisa Allan

PC18.38 To receive and accept apologies for absence – Apologies received from:
None

PC18.39 Representation of Interested Parties

18.39.01 - Paul Bland, Head of ENC Planning Services attended the meeting.

Points discussed:

Breaches of Planning Consents, how are they dealt with? Certain examples of recent breaches were discussed and PB explained how the Enforcement Team dealt with these situations.

Retrospective Planning Applications, how are they dealt with? Again, PB gave an example of a major breach and how the project was stopped until the right process had been followed.

It was asked if the charge for a retrospective application is more than that of a normal application made before work commenced. PB stated there were no extra charges associated with retrospective applications.

Extensions to time limits on planning applications – the issues related to the time constraints on council feedback were discussed.

Issues with access to and information on the ENC website were discussed, particularly regarding residents' objections and information on trees.

Reasons why ENC's consultant is not able to work with OTC on their NP were discussed.

Council thanked Paul for attending the meeting.

18.39.02 - Paul Ingle from Portess & Richardson Architects & Surveyors Ltd and David Hicks from Country Court Care will be attending Re: Pembroke House, Cotterstock Road, Oundle – Care Home planning update.

Paul Ingle and David Hick updated the council with the current plans for the 45 bed carehome at Pembroke House, Cotterstock Road.

Issues of concern raised: Parking - only 14 car parking spaces planned. Footprint of the building. Although the building size is one third of the plot, residents had voiced concerns about the size and stated a smaller building would be more desirable. Paul and David confirmed they would look at the plans again in view of this feedback.

Council thanked Paul and David for attending the meeting.

PC18.40 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.)

18.40.01 Disclosable Pecuniary Interests - None

18.40.02 Other Interest – Cllr Robinson – Item 18.42.01.01 – Cllr Robinson is a resident of St Christopher’s Close.
Cllr Chesser – Item 18.42.01.07 The Stables, Cobthorne.

PC18.41 Minutes of the previous meeting

Proposition: ‘To approve and sign minutes of the Planning Committee Meeting held on 4th September 2018 as an accurate record’ (Standing Order 10c)

Proposed: Cllr N Oakes **Seconded:** Cllr T Robinson – **Unanimous**

PC18.42 Planning Applications

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

PC18.42.01 Planning Applications

Item	Reference	Details
18.42.01.01	18/01694/FUL Wayne Cattell	3 St Christopher’s Drive, PE8 4HU New single storey side extension between the existing house and existing garage. No objection.
18.42.01.02	18/01673/FUL & 18/01674/LBC Anne Dicks	35 North Street, PE8 4AL Single storey rear extension. No objection provided the materials are as indicated and the conservation officer has no issues.
18.42.01.03	18/01719/TPO Jacqueline Colbourne	11 Webb Close, PE8 4HS T1 - Sycamore - reduce primarily the lateral growth that is overhanging the garden of number eleven by approximately 4 metres to shape. Reasons: excessive shading and excessive falling debris. Tree is on "Old School Avenue" but address of owner is not known. No objection subject to the views of the tree officer.
18.42.01.04	18/01717/ADV & 18/01754/LBC Lloyd Mills	Oundle Pharmacy, 32 Market Place, PE8 4BE Additional exterior Post Office signage to existing Grade II listed pharmacy.

		No objection to signs 1 & 2 but OTC do object to sign 3. New "Post Office Notice" mounted between windows to allow for pedestrians to read. OTC feel it unnecessary to have a wall mounted sign for this and feel a sign in the window would be much more appropriate.
18.42.01.05	18/01728/ADV Lloyd Mills	The Old Market Hall, Market Place, PE8 4BA Two sets of individual blue stainless-steel letters to exterior of building at Ground Floor. OTC would like to express their concerns about the effect more hole drilling will have on the fabric of the building but are happy to defer to the views of the Conservation Officer.
18.42.01.06	18/01741/LBC Lloyd Mills	The Old Market Hall, Market Place, PE8 4BA Installation of individual blue stainless-steel letters to the south & west elevations at Ground Floor. As above.
18.42.01.07	18/01767/LBC Lloyd Mills	The Stables, Cobthorne, 16 West Street, PE8 4EF Internal refurbishment to the Cobthorne Stables and Barn, with new dwarf courtyard walling with railing to form new entrance. No objection subject to the views of the Conservation Officer.
18.42.01.08	18/01809/TCA Henry Pearson	13 Mill Road, PE8 4BW T1- Holly, remove due to proximity to dwelling. OTC feel if felling could be avoided, with appropriate tree husbandry, this would be the preferred option but are happy to go with the views of the Tree Officer.
18.42.01.09	18/01619/FUL Anne Dicks	16 Warren Bridge, PE8 4DQ Proposed attic conversion; new front porch; rear single storey extension; replacement garage door and internal alterations; replacement of windows, doors, soffits, fascias, and rain water goods; replacement of roof tiles and dormer cheeks. No objection subject to materials used being in keeping with surrounding properties.
18.42.01.10	18/01736/FUL Wayne Cattell	28 Nene Valley Business Park, PE8 4HN Erection of demountable crane within plant hire yard which will be taken down at weekends and bank holidays. No objection subject to: A condition that the crane is taken down at weekends & bank holidays; A condition that operating hours are restricted. Operating hours should be in line with other similar restrictions within the business park.
18.42.01.11	18/01806/FUL Jennifer Wallis	16 Culme Close, PE8 4QQ

		<p>Replacement of existing polycarbonate roof on conservatory with composite tile roof and Velux window In keeping with the original dwelling house, we endeavor to use a tile which is a close match with the existing dwelling house roof (colour description is 'Burnt Umber').</p> <p>No objection subject to the stated materials being used.</p>
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PC18.42.02 Planning Outcomes – Noted

Item	Reference	Outcome
18.42.02.01	<p>18/01310/FUL Oundle Rugby Football Club, PE8 4RU Erection of new workshop building on land adjacent to Oundle Rugby Club.</p>	<p>Recommendation: No comment. Outcome: Granted 6/9/18</p>
18.42.02.02	<p>18/01558/TCS Mews Cottage, 30A Market Place, PE8 4BE T1 – Walnut – reduce by 2m, T2 – Yew – reduce by up to 2.5m on south side of tree, 2m on remainder.</p>	<p>Recommendation: No objection subject to the views of the Tree Officer. Outcome: Granted 17/9/18</p>
18.42.02.03	<p>18/01549/LBC North Bridge, Station Road, PE8 4DB Installation of width restriction build outs at both ends of the North Bridge in Oundle. These works are necessary following recommendations by Highway Structural Engineers to enforce a 3 tonne weight limit over the span of the bridge due to the weak arches. The width restriction build outs will be installed within the fabric of the highway and no alterations or demolition of the Grade II listed</p>	<p>Recommendation: OTC would like the barriers to be more aesthetically pleasing as parts of the bridge are Grade II listed, they believe the barriers should be more in keeping with the structure. They have no objection to the yellow high viz element of the barriers but believe the metal part of the barriers should blend in better with the bridge. Outcome: WITHDRAWN 26/9/18</p>

2/11/18

	structure are proposed, these works aim to preserve the structure until funding can be sourced for repairs	
18.42.02.04	18/01453/FUL 35 Bellamy Road, PE8 4NF Alterations and extensions to the main house including new doors, windows and over rendering and cladding the entire house. Creation of an annex from the existing garage and provision on an open sided carport.	Recommendation: OTC feel more information is required – materials to be used for new windows and doors. Materials to be used for the rendering and cladding. Illustrated images of how the building will look. After receiving further information a 'no objection' comment was registered by OTC. Outcome: Granted 24/9/18
18.42.02.05	18/01455/FUL 41A West Street, PE8 4EJ Outbuilding to the rear garden	Recommendation: OTC has concerns about how 39B will be affected, is 39B a listed building? Subject to these questions being satisfied, OTC is happy to accept the views of the Conservation Officer. Outcome: WITHDRAWN 27/9/18

PC18.42.03 Planning Appeals – None

PC18.43 Any Other Relevant Matters for Report only - None

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (6th November 2018) is: Thursday 1st November - 12 noon

Meeting ended at 9.42pm

ZAllyk
6/11/18