



Oundle Town Council

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

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Minutes of the Planning Committee Meeting held on Tuesday 4th December 2018 at 8pm in The Oundle suite, Fletton House, Fletton Way, Oundle.

Present: Cllr David Chapple, Cllr Sue Oakes, Cllr Clive Humphreys, Cllr Neville Oakes, Cllr Val Chesser and Cllr Tony Robinson

Minutes: Lisa Allan – Deputy Town Clerk

PC18.50 To receive and accept apologies for absence – Apologies received from:
Cllr David Fuller - Accepted

PC18.51 Representation of Interested Parties – Mr Nigel Reed - Ref item no 18.54.01.02
19 Cotterstock Road, PE8 5HA.

Mr Reed informed the council of his reasons for objecting to this application. All these reasons were included in OTC's objection comments to this application (see below)

PC18.52 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.)

18.52.01 Disclosable Pecuniary Interests
None

18.52.02 Other Interest
None

PC18.53 Minutes of the previous meeting

Proposition: 'To approve and sign minutes of the Planning Committee Meeting held on 6th November 2018 as an accurate record' (Standing Order 10c)

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

PC18.54 Planning Applications

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

PC18.54.01 Planning Applications

Item	Reference	Details
18.54.01.01	18/02187/LBC Wayne Cattell	<p>96 West Street, PE8 4EF Proposed internal alteration works & general refurbishment and a single storey rear extension. Proposed revision to approved 18/01289/LBC.</p> <p>No objection subject to the views of the Conservation Officer.</p>
18.54.01.02	18/02133/FUL Carolyn Tait	<p>19 Cotterstock Road, PE8 5HA Demolition of 7-bedroom dwelling and erection of 41 bed care home.</p> <p>OUNDL TOWN COUNCIL OBJECTS TO THIS APPLICATION ON THE FOLLOWING GROUNDS; ALTHOUGH SUCH A FACILITY WOULD BE AN ASSET FOR THE TOWN IT IS FELT THAT THIS LOCATION IS UNSUITABLE FOR THE DEVELOPMENT PROPOSED.</p> <p>THE APPLICATION PROPOSES A SINGLE POINT OF ENTRY TO AND EGRESS FROM THE SITE. THIS IS NOT CONSIDERED TO BE ADEQUATE. WHEN PEMBROKE HOUSE WAS USED RESIDENTIALLY THERE WERE TWO POINTS OF ACCESS/EGRESS ENABLING VEHICLES TO DRIVE INTO, AND OUT OF THE SITE WITHOUT HAVING TO TURN AROUND AND IT IS CONSIDERED DESIRABLE THAT ANY FUTURE DEVELOPMENT ON THIS SITE RETAINS THIS ARRANGEMENT.</p> <p>WE ARE CONCERNED BY THE IMPACT ON THE HIGHWAY OF THE PROPOSED DEVELOPMENT GIVEN ITS LOCATION AND THE NUMBER OF VEHICULAR MOVEMENTS THAT THE PROPOSED CARE HOME WILL GENERATE. WE ARE CONCERNED AT THE IMPACT OF THIS DEVELOPMENT ON THE NEIGHBOURING SCHOOL AND THE SAFETY IMPLICATIONS FOR PARENTS AND PUPILS TRAVELLING TO AND FROM THE SCHOOL.</p> <p>WE DO NOT CONSIDER THAT THE AMOUNT OF ON SITE CAR PARKING IS SUFFICIENT FOR THE PROPOSED DEVELOPMENT AND WORRY THAT A SHORTAGE OF ON SITE PARKING OR DIFFICULTIES IN ACCESSING THE ON SITE PARKING MAY LEAD TO A DISPLACEMENT OF VEHICLES PARKING ON COTTERSTOCK ROAD AND NEARBY RESIDENTIAL STREETS. THIS WILL CAUSE POTENTIAL PROBLEMS BOTH FOR RESIDENTS AND THROUGH TRAFFIC AND AGGRAVATE THE DIFFICULTIES WHICH OCCUR CURRENTLY WHEN CHILDREN ARE BEING DELIVERED TO/COLLECTED FROM SCHOOL.</p> <p>WE ARE CONCERNED BY THE VISUAL IMPACT OF THE PROPOSED BUILDING ON THE RESIDENTIAL STREET SCENE AND ALSO BY THE LOSS OF TREES ASSOCIATED WITH THE PROPOSED REDEVELOPMENT OF THE SITE.</p>
18.54.01.03	18/02191/TPO Henry Pearson	<p>Oundle School, 2 Church Street, PE8 4EE The proposed work includes raising the trees to give 3-3.5m clearance from ground</p>

		<p>level to prevent the trees becoming a nuisance, and where appropriate to crown lift over the properties to give 1m clearance in height from the gutter line. Map sheet B4. 558 Horse Chestnut 559 Horse Chestnut 562 Sycamore 560 Horse Chestnut 565 Elm (reduction to east side canopy overhanging boundary) 566 Sycamore 568 Sycamore 572 Chestnut overhanging garage roof and reaching to Stronglands flats on east side.</p> <p>No objection subject to the views of the Tree Officer.</p>
18.54.01.04	18/01948/FUL Wayne Cattell	<p>143 Glapthorn Road, PE8 5BA Proposed single storey rear extension, single storey garage and utility room extension.</p> <p>No objection.</p>
18.54.01.05	18/02052/FUL Anne Dicks	<p>6 Herne Road, PE8 4BS Erection of first floor extension above existing single storey side extension, conversion of attic and the replacement rear and side door to composite and of all windows to uPVC dark grey.</p> <p>No objection.</p>

PC18.54.02 Planning Outcomes – Noted

Item	Reference	Outcome
18.54.02.01	18/01873/FUL 23 Monson Way, PE8 4QG Front & rear side extensions and partial conversion of garage plus off road parking to front.	<p>Recommendation: No objection subject to there being adequate off-road parking. Outcome: GRANTED 27/11/18</p>
18.54.02.02	18/01806/FUL 16 Culme Close, PE8 4QQ Replacement of existing polycarbonate roof on conservatory with composite tile roof and Velux window in keeping with the original dwelling house, we endeavour to use a tile which is a close match with the existing dwelling house roof (colour description is 'Burnt Umber').	<p>Recommendation: No objection subject to the stated materials being used. Outcome: GRANTED 8/11/18</p>
18.54.02.03	18/01767/LBC The Stables, Cobthorne, 16 West Street, PE8 4EF	<p>Recommendation: No objection subject to the views of the Conservation Officer. Outcome: GRANTED 02/11/18</p>

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	Internal & External refurbishment of the Cobthorne Stables and Barn.	
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PC18.54.03 Planning Appeals – None

PC18.55 Any Other Relevant Matters for Report only - None

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (8th January 2019) is: Thursday 3rd January 2019 - 12 noon

Meeting ended at 8.55 pm

 8/1/19