



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 April 2019 at 8pm in The Oundle suite, Fletton House, Fletton Way, Oundle.

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

Minutes: Lisa Allan – Deputy Town Clerk

PC18.74 To receive and accept apologies for absence – Apologies received from: Cllr Humphreys – Accepted

PC18.75 Representation of Interested Parties – None

PC18.76 **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.)

18.76.01 Disclosable Pecuniary Interests
None

18.76.02 Other Interest
Cllr V Chesser Item No 18.78.01.04 – Neighbouring property to Cllr Chesser.

PC18.77 **Minutes of the previous meeting**

Proposition: 'To approve and sign minutes of the Planning Committee Meeting held on 5th March 2019 as an accurate record' (Standing Order 10c)

Proposed: Cllr S Oakes **Seconded:** Cllr D Fuller – **Unanimous**

PC18.78 **Planning Applications**

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

PC18.78.01 **Planning Applications**

Item	Reference	Details
18.78.01.01	18/02419/FUL Ian Baish Sudborough House, Wood Lane, PE8 5TP	Proposed single storey extension to kitchen and utility room with new surrounding covered veranda, new entrance porch and relocated driveway entrance from private road (Wood Lane) to new parking area to rear of garage, re orientation of garage doors

		<p>to align with new parking area, and regularisation of garage / annexe layout along with cladding and render of existing house and landscaping.</p> <p>No objection.</p>
18.78.01.02	<p>18/02133/FUL Gordon Smith 19 Cotterstock Road, PE8 5HA</p>	<p>Demolition of 7 bedroom dwelling and erection of care home with 36 bedrooms.</p> <p>OTC would like to reiterate their objections from the last consultation. See below:</p> <p>OUNDLE TOWN COUNCIL OBJECTS TO THIS APPLICATION ON THE FOLLOWING GROUNDS;</p> <p>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> <p>OTC feel the reduction from 41 bedrooms to 36 bedrooms fails to address all the other points of objection outlined in the above comments made on 5th Dec 2018.</p>

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18.78.01.03	19/00315/FUL Lloyd Mills 60 West Street, PE8 4EF	Conversion of outbuilding to habitable room and erection of fence. No objection.
18.78.01.04	19/00274/FUL Joe Davies 20 Herne Road, PE8 4BS	Removing the roof of the existing chalet bungalow and constructing a new first floor; removing the existing garage and replacing with new side extension and removing the existing rear extension and replacing with a new single storey rear extension. OTC have no objection subject to the following: The property does not dominate the street scene. The cream/natural coloured paint for the rendering is used as specified in the planning application.
18.78.01.05	19/00479/FUL Anne Dicks 14A Market Place, PE8 4BQ	Erection of new store building. No objection subject to the views of the Conservation Officer.
18.78.01.06	19/00371/FUL Anne Dicks 15 St Peter's Road, PE8 4PH	Proposed detached dwelling to the side garden of existing dwelling. Object for the following reasons: OTC feel the proposed building amounts to overdevelopment and would have an adverse impact on the street scene. OTC feel having allocated parking at the front of the property is not desirable and would also have an adverse impact on the street scene.
18.78.01.07	19/00372/FUL Jacqui Colbourne 27 Benefield Road, PE8 4EU	Proposed Detached Work/Study Area to rear of garden. No objection.
18.78.01.08	19/00389/FUL & 19/00390/LBC Lloyd Mills Cobthorne, 16 West Street, PE8 4EF	Removal of existing masonry planters to the front of the Cobthorne building and the construction of new planting beds, dwarf walls, piers and railings. Reinstate paving to existing crossovers. Close existing crossovers and form new central crossover to forecourt. OTC would prefer that railings are not included in the proposed alterations, however they are happy to defer to the views of the Conservation Office.
18.78.01.09	19/00419/FUL Jacqui Colbourne 3 St Peter's Road, PE8 4PH	First floor front, side and rear extension. No objection.

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PC18.72.02 Planning Outcomes – Noted.

Item	Reference	Outcome
18.78.02.01	18/02383/FUL Wayne Cattell 4 Wyatt Way, PE8 4HE. Single storey extension to include larger kitchen with utility, attached double garage, bedroom 4/study, and en-suite to master bedroom.	Recommendation: No objection. Outcome: GRANTED 27/2/19
18.78.02.02	19/00165/TCA Henry Pearson 30 West Street, PE8 4EF T1 – weeping willow, reduce height by 5m and laterals by up to 4m.	Recommendation: No objections subject to the views of the Tree Officer. Outcome: GRANTED 12/3/19
18.78.02.03	19/00202/TCA Henry Pearson The Long House, 43 West Street, PE8 4EJ S1 Sycamore 2M reduction.	Recommendation: No objection subject to the views of the Tree Officer. Outcome: GRANTED 25/3/19

PC18.78.03 Planning Appeals – None.

PC18.79 To discuss boundary review and decide next steps.
It was decided that this item should go on the next Planning Meeting agenda and all the neighbouring parishes should be invited to attend this meeting.

PC18.80 Any Other Relevant Matters for Report only – None.

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (7th May 2019) is: Wednesday 1st May 2019 12 noon
Meeting ended at 9.02 pm

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7/5/19