



# Oundle Town Council

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**Minutes of the Planning Committee Meeting held on Tuesday 7<sup>th</sup> May 2019 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

**PC19.01 To receive and accept apologies for absence – Apologies received from:**  
Cllr David Fuller – Accepted

**PC19.02 Representation of Interested Parties – None**

**PC19.03 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.)

- 19.03.01** Disclosable Pecuniary Interests  
None
- 19.03.02** Other Interest  
None

**PC19.04 Minutes of the previous meeting**  
**Proposition:** ‘To approve and sign minutes of the Planning Committee Meeting held on 2nd April 2019 as an accurate record’ (Standing Order 10c)  
**Proposed:** Cllr N Oakes      **Seconded:** Cllr T Robinson      – **Unanimous**

**PC19.05 Planning Applications**  
**Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

**PC19.05.01 Planning Applications**

Item	Reference	Details
19.05.01.01	19/00333/FUL Amie Baxter Pexley Court, Oundle	Proposed erection of 3 new dwellings. <b>WITHDRAWN 30/4/19.</b>
19.05.01.02	19/00644/FUL Joe Davies 27 Victoria Road, PE8 4AY	Single storey front extension to principle elevation of house <b>No objection.</b>

19.05.01.03	19/00396/FUL & 19/00397/LBC Carolyn Tate The Angel Inn, 4 St Osyth's Lane, PE8 4BG	<p>Change of use from public house to funeral directors with internal alterations.</p> <p><b>Oundle Town Council OBJECTS to the proposed change of use on the following basis:</b></p> <p>The location of the premises make them unsuitable for the proposed use. If they were to be used for office use only by a funeral director, however, there would be no objection. The location is unsuitable for a mortuary and/or a chapel of rest. This is because any hearse accessing the premises could only do so from St Osyth's Lane through the entrance to the short stay car park and any hearse leaving the premises would have to drive through the car park into East Road and this is not appropriate quite apart from the highways issues arising. The situation would be compounded if in addition to any hearse any additional funeral cortege vehicles were to arrive and depart in a similar manner. The premises would not have adequate parking for staff and the short stay car parking is not suitable for staff use. The premises would not have adequate customer parking and this would place additional pressure on the short stay car park.</p> <p>If notwithstanding our objection to the proposed change of use permission for this was to be given then we would want any internal works to the property to be undertaken in such a way as not to destroy or adversely impact upon any important historical features of the listed building with appropriate conditions being imposed. Given that this is a listed building in the conservation area we would want any external changes including signage to be undertaken appropriately in line with the views of the conservation officer.</p>
19.05.01.04	19/00531/FUL Anne Dicks 16 East Road, PE8 4BX	<p>Proposed alterations, loft extension, rear and side extension to existing three bedroom dwelling.</p> <p><b>No objection.</b></p>
19.05.01.05	19/00370/FUL Anne Dicks 91 South Road, PE8 4BP	<p>Demolition of existing dwelling and construction of a two storey dwelling and detached single storey outbuilding/garage including revised vehicular access.</p> <p><b>Oundle Town Council does not object to the application but would ask that a condition be imposed with regard to the stone front wall of the property. Given that stone walls are a feature of South Road the existing wall should be retained so far as is possible with any partial removal being restricted to only the</b></p>

		amount needed to ensure adequate vehicle access to and egress from the property.
19.05.01.06	19/00555/FUL Anne Dicks 10 Victoria Road, PE8 4AY	Removal of first floor side extension; erection of two storey rear extension. <b>No objection.</b>
19.05.01.07	19/00599/FUL Jacqui Colbourne Watersedge, Riverside Close, PE8 4DN	New Balcony extension to front elevation of existing dwelling. <b>No objection.</b>
19.05.01.08	19/00646/FUL Jacqui Colbourne 20 Lytham Park, PE8 4FB	Single storey rear extension to an existing dwelling. <b>No objection.</b>

**PC19.05.02 Planning Outcomes - Noted**

Item	Reference	Outcome
19.05.02.01	19/00371/FUL Anne Dicks 15 St Peters Road, PE8 4PH Proposed detached dwelling to the side garden of existing dwelling house.	<b>Recommendation: Object for the following reasons:</b> 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. <b>Outcome: WITHDRAWN 15/4/19</b>
19.05.02.02	19/002368/FUL Jacqui Colbourne 43 South Road, PE8 4BP New greenhouse and shed to rear garden of dwelling.	<b>Recommendation: No objection subject to the views of the Conservation Officer.</b> <b>Outcome: GRANTED 5/4/19</b>
19.05.02.03	18/02133/FUL Gordon Smith 19 Cotterstock Road, PE8 5HA Demolition of 7 bedroom dwelling and erection of care home with 36 bedrooms.	<b>Recommendation:</b> OTC would like to reiterate their objections from the last consultation. See below: 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. 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. WE ARE CONCERNED BY THE IMPACT ON THE HIGHWAY OF THE PROPOSED DEVELOPMENT GIVEN ITS LOCATION AND

		<p>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 5<sup>th</sup> Dec 2018.</p> <p><b>Outcome: REFUSED 15/4/19</b></p>

**PC19.05.03 Planning Appeals - None**

**PC19.06 To discuss request from Oundle Town Football Club to erect 3 signs within the grounds leased to them by Oundle School.**

Cllr Chapple to contact the Football Club and advise that they seek the proper guidance and permissions from ENC regarding existing and potential signage. OTC is concerned about the visual impact of both permanent advertising and temporary advertising throughout the town, therefore, the whole subject of advertising is to be discussed at the next planning committee meeting in June.

**PC19.07 Any Other Relevant Matters for Report only - None**

**Meeting ended at 9.10pm**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (4<sup>th</sup> June 2019) is: Thursday 30<sup>th</sup> May 2019 12 noon.**

