



# Oundle Town Council

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

Telephone: 01832 272055

Email: [admin@oundle.gov.uk](mailto:admin@oundle.gov.uk) Website: [www.oundle.gov.uk](http://www.oundle.gov.uk)

**Minutes of the Planning Committee Meeting held on Tuesday 4<sup>th</sup> June 2019 at 7.30pm in The Oundle suite, Fletton House, Fletton Way, Oundle.**

**Present:** Cllr David Chapple, Cllr Sue Oakes, Cllr Clive Humphreys, Cllr Neville Oakes, Cllr Sheridan Baker

**Absent:** Cllr David Fuller

**Minutes:** Lisa Allan

**PC19.08 To Elect a Chair of the Planning Committee**

Cllr Chapple was proposed as the Chair of the Planning Committee and accepted the position.

**Proposed:** Cllr S Oakes **Seconded:** Cllr C Humphreys **Resolved Unanimously**

**PC19.09 To Elect a Deputy Chair of the Planning Committee**

Cllr N Oakes was proposed as the Deputy Chair of the Planning Committee and accepted the position.

**Proposed:** Cllr D Chapple **Seconded:** Cllr C Humphreys **Resolved Unanimously**

**PC19.10 To accept Terms of Reference – Accepted**

**PC19.11 To receive and accept apologies for absence – Apologies received from:**  
Cllr M Glen

**PC19.12 Representation of Interested Parties - None**

**PC19.13 Declarations of Interests**

To receive any declarations of interest from Members and Officers under Section 50 of the Local Government Act 2000 (*Standing Order 13*)

(This requirement applies only in respect of matters, which are to be considered by the Council at this meeting.)

**19.13.01.** Disclosable Pecuniary Interests - None

**19.13.02.** Other Interest – Item 19.15.01.02 – Cllr's N Oakes, S Oakes & C Humphreys are friends of Barnwell Park.  
Item 19.15.01.08 – All Cllr's – OTC's property, The Joan Strong Centre, is immediately next to this proposed development.

**PC19.14 Minutes of the previous meeting**  
**Proposition:** 'To approve and sign minutes of the Planning Committee Meeting held on 7th May 2019 as an accurate record' (Standing Order 12)  
**Proposed:** Cllr N Oakes    **Seconded:** Cllr S Oakes    **Unanimous**

**PC19.15 Planning Applications**  
**Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

**PC19.15.01 Planning Applications**

Item	Reference	Details
19.15.01.01	19/00774/TPO Henry Pearson Prince William School, Herne Road, PE8 4BS	T1 - Sycamore - remove 2 large lower branches to the west and 2 smaller ones to allow more light, remove perches for pigeons (droppings into the garden are a persistent problem). <b>No objection.</b>
19.15.01.02	19/00726/FUL Amie Baxter Barnwell Country Park, PE8 5PB	Construction of new secure compound, outdoor storage area and the installation of 3 additional steel containers forming stores and workshop. (re-submission of 18/02410/FUL). <b>No objection but OTC agree with the comments of Barnwell Parish Council that the containers should be painted green and be as unobtrusive as possible.</b>
19.15.01.03	19/00686/FUL & 19/00687/LBC Anne Dicks Lime House, 4 East Road, PE8 4BX	Demolition of outbuildings, and external alterations to No6 – Resubmission of 18/01552/FUL. Demolition of outbuildings, internal and external alterations to No.6, Internal connection between No6 and No4 and internal alterations to No 4- Re-submission 18/01553/LBC. <b>No objection subject to any contrary views of the Conservation Officer and any issues with parking being addressed appropriately.</b>
19.15.01.04	19/00699/FUL Joe Davies Nene Valley Brewery, Oundle Wharf, PE8 4DE	Erection of fermentation vessel outside Nene Valley Brewery at Oundle Wharf. <b>No objection.</b>
19.15.01.05	19/00700/ADV Joe Davies Nene Valley Brewery, Oundle Wharf, PE8 4DE	Nene Valley Brewery non-illuminated logo, fixed to front of vessel at Oundle Wharf. <b>No objection.</b>
19.15.01.06	19/00806/FUL Joe Davies 20 Herne Road, PE8 4BS 19/00274/FUL was WITHDRAWN May 2019 - Re-applied 19/00806/FUL as ENC felt this should be considered as a	Extensive work to existing house including new side rear and first floor extension constituting a replacement dwelling. Our comments on 19/00274/FUL were: 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.

	'replacement dwelling' rather than an 'extension' due to the extensive nature of the works.	OTC repeat their previous comments as above.
19.15.01.07	19/00505/LBC Lloyd Mills North Bridge, Station Road, PE8 4DB	The installation of stainless-steel reinforcement, longitudinally and transversely, to arches 1, 2, 3, 4, 5, 11 and 12, as well as the installation of vertical pins to create a full mechanical connection between the arch rings. The works also include repairs to the cutwaters, spandrel walls and voussoirs. Repairs to the 'shear' crack to the spandrel wall emanating from the crown of the arch 7 in a westerly direction is also to be carried out. OTC are keen that as little damage as possible occur whilst repairs are being done and therefore defer to the advice of the Conservation Officer. OTC would also like to reiterate their desire for the road to remain open, as much as possible, to allow fluidity of traffic.
19.15.01.08	19/00643/FUL Amie Baxter 60A East Road, PE8 4BZ	The demolition of an existing bungalow and the erection of a replacement dwelling house. The construction of 4 new build dwelling houses. OTC have no objection in principle to development on this site but feel the site would better suit fewer houses. OTC would also like to highlight some serious concerns and make the following observations: The site's entrance would be on an already very busy, congested road, near a school. Issues with parking, additional traffic and movement in and out of the area, particularly during the development stage (with HGV's and heavy plant equipment) would be of particular concern. Once complete, 5 houses (not 4 as stated in the above application) would easily mean a minimum of 10 extra cars using this busy school road. Should planning permission be granted conditions should be imposed so that during construction there shall be no movement of vehicles, plant or machinery to or from the site at times when children are being delivered to or collected from Laxton Junior School. OTC would also like to stress their wish that no trees of significance are lost during this development and would therefore appreciate the opinion of the Tree Officer.
19.15.01.09	19/00851/VAR 15 Mill Road PE8 4BW	Variation of condition 18 - Approved drawings to allow Insertion of new window to stables to comply with building regulations and change of existing windows to escape windows, add new door to kitchen as per drawings supplied pursuant to planning

application no: 15/01967/FUL Renovation of existing semi derelict and uninhabitable 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.

**No objection.**

**PC19.15.02 Planning Outcomes**

Item	Reference	Outcome
19.15.02.01	<p><b>18/02419/FUL</b>  <b>Sudborough House, Wood Lane, PE8 5TP</b>            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 to align with new parking area, and regularisation of garage / annexe layout along with cladding and render of existing house and landscaping.</p>	<p><b>Recommendation: No objection.</b>  <b>Outcome: GRANTED 3/5/19</b></p>
19.15.02.02	<p><b>19/00372/FUL</b>  <b>27 Benefield Road, PE8 4EU</b>            Proposed Detached Work/Study Area to rear of garden.</p>	<p><b>Recommendation: No objection.</b>  <b>Outcome: GRANTED 1/5/19</b></p>
19.15.02.03	<p><b>19/00389/FUL &amp; 19/00390/LBC</b>  <b>Cobthorne, 16 West Street, PE8 4EF</b>            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</p>	<p><b>Recommendation: 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.</b>  <b>Outcome: GRANTED 2/5/19</b></p>

	existing crossovers and form new central crossover to forecourt.	
19.15.02.04	<b>19/00419/FUL</b> <b>3 St Peter's Road, PE8 4PH</b> <b>First floor front, side and rear extension.</b>	<b>Recommendation: No objection.</b> <b>Outcome: GRANTED 8/5/19</b>
19.15.02.05	<b>19/00057/FUL</b> <b>16 Warren Bridge, PE8 4DQ</b> Proposed attic conversion, new dormer to northwest elevation, new front porch, rear single storey dining room extension and replacement garage door (Re-submission of 18/01619/FUL)	<b>Recommendation: No objection.</b> <b>Outcome: GRANTED 16/5/19</b>
19.15.02.06	<b>19/00531/FUL</b> <b>16 East Road, PE8 4BX</b> Proposed alterations, loft extension, rear and side extension to existing three bedroom dwelling.	<b>Recommendation: No objection.</b> <b>Outcome: WITHDRAWN 21/5/19</b>
19.15.02.07	<b>19/00644/FUL</b> <b>27 Victoria Rd, PE8 4AY</b> Single storey front extension to principal elevation of house.	<b>Recommendation: No objection</b> <b>Outcome: Granted 28/05/2019</b>

**PC19.15.03 Planning Appeals - None**

**PC19.16 To discuss temporary and permanent advertising in Oundle.**

It was decided the OTC Planning Policy Document be reviewed and amended to include definitive guidelines on temporary and permanent advertising. **Action:** Cllr's Chapple and Oakes to formulate some wording to be accepted and adopted at the next Planning Committee Meeting.

**PC19.17 Any Other Relevant Matters for Report only.**

**Cllr Chapple** updated the committee regarding recent correspondence received with reference to the change of use application for the Angel Inn Public House. This item will be discussed at the next Full Council Meeting on the 18<sup>th</sup> June.

**Cllr S Oakes** updated the committee on issues and complaints received from residents of the Creed Road/Hillfield Road area regarding the poor condition of the children's play area. Persimmon Homes are still responsible for this area and residents have been advised to contact Persimmon directly. Enquiries to be made with ENC as to whether the work undertaken by the developers was in line with their planning permission.

Meeting ended at 8.49pm

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (2nd July 2019) is: Thursday 27<sup>th</sup> June 2019 12 noon.**

ZAH 2/7/19