



# Oundle Town Council

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## Minutes of the Planning Committee Meeting held on Tuesday 6<sup>th</sup> August 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 Malcolm Glen & Cllr Val Chesser

**Absent:** Cllr Sheridan Baker

**Minutes:** Lisa Allan – Deputy Town Clerk/Estates Officer

**PC19.26** To receive and accept apologies for absence – Apologies received from: Cllr D Fuller – Accepted

**PC19.27** Representation of Interested Parties - None

### **PC19.28** Declarations of Interests

To receive any declarations of interest from Members 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).

**19.28.01** Disclosable Pecuniary Interests - None

**19.28.02** Other Interest – Item 19.30.01.06 - Cllr Chesser Neighbour of applicant.  
Item 19.30.01.07 – Cllr Humphreys knows the applicant.

### **PC19.29** Minutes of the previous meetings

**Proposition:** *To approve and sign minutes of the Planning Committee meeting held on 2<sup>nd</sup> July 2019 as an accurate record* (*Standing Order 12*)

**Proposed:** Cllr C Humphreys    **Seconded:** Cllr M Glen    **Unanimous**

### **PC19.30** Planning Applications

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

#### **PC19.30.01** Planning Applications

Item	Reference	Details
19.30.01.01	19/01079/LBC 79 Benefield Road, PE8 4EU Lloyd Mills	Replacement of the timber casement windows at the back of the property to Timber casement windows. <b>NO OBJECTION SUBJECT TO ANY CONTRARY VIEWS OF THE CONSERVATION OFFICER</b>

19.30.01.02	19/01141/TCA 1 East Road, PE8 4BX Henry Pearson	T1: Shape tree (Topping) and reduce height 1-2M. T2: Remove branch impeding growth of neighbouring shrub (S1). T3-6 Thin to allow growth T7-19 Reduce height by 1-2M + thin + remove overhanging branches. <b>An extension for this app was not possible so I have given our standard comment for this of: No objection, subject to the views of the Tree Officer.</b>
19.30.01.03	19/00397/LBC The Angel Inn, 4 St Osyth's Lane, PE8 4BG Patrick Reid	Change of use from public house to funeral directors with internal alterations. <b>OUNDTOWN COUNCIL OBJECTS TO THE PROPOSED CHANGE OF USE ON THE FOLLOWING BASIS: THE LOCATION OF THE PREMISES MAKES 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:</b> <ul style="list-style-type: none"> <li>A. ANY HEARSE ACCESSING THE PREMISES COULD ONLY DO SO FROM ST OSYTH'S LANE THROUGH THE ENTRANCE TO THE SHORT STAY CAR PARK</li> <li>B. ANY HEARSE LEAVING THE PREMISES WOULD HAVE TO DRIVE THROUGH THE CAR PARK INTO EAST ROAD</li> <li>C. GIVEN THE PROXIMITY OF THE CO OP STORE AND THE PUBLIC CONVENIENCES AND HAVING REGARD TO THE NATURE OF A SHORT STAY CAR PARK THIS IS NOT APPROPRIATE</li> <li>D. 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</li> <li>E. THE LOCATION OF THE DISABLED PARKING PROVISION WITHIN THE CAR PARK MAKES VEHICULAR MOVEMENTS TO AND FROM THE PREMISES UNDESIRABLE AND RAISES SAFETY CONCERNS</li> <li>F. THE LOCATION OF THE PUBLIC CONVENIENCES MEANS THAT VEHICULAR MOVEMENTS TO AND FROM THE PREMISES RAISE SAFETY CONCERNS FOR PEDESTRIANS GOING TO OR FROM THEM</li> <li>G. THE PREMISES WOULD NOT HAVE ADEQUATE PARKING ON SITE FOR STAFF AND THE SHORT STAY CAR PARK IS NOT SUITABLE FOR STAFF USE</li> <li>H. THE PREMISES WOULD NOT HAVE ADEQUATE PARKING ON SITE FOR PERSONS ATTENDING THOSE PREMISES WHICH WOULD PLACE ADDITIONAL PRESSURE ON THE PUBLIC CAR PARK</li> </ul> <b>IF, NOTWITHSTANDING OUR OBJECTION TO THE PROPOSED CHANGE OF USE, PERMISSION FOR SUCH CHANGE WAS GRANTED THEN OTC 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</b>

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		THE 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 REQUIREMENTS OF THE CONSERVATION OFFICER.
19.30.01.04	19/01003/FUL 27 Wentworth Drive, PE8 4QF Jacqui Colbourne	Conversion of existing detached double garage to form a two-storey annex with single storey link to dwelling. OUNDL TOWN COUNCIL DOES NOT SUPPORT PLANNING APPLICATIONS TO CONVERT GARAGES INTO LIVING ACCOMMODATION IF THE RESULT OF DOING SO WOULD BE LIKELY TO LEAD TO ADDITIONAL ON STREET PARKING. THERE IS NO OBJECTION PROVIDED THAT THE PLANNING AUTHORITY IS SATISFIED THAT THE PROPOSED WORKS WILL NOT RESULT IN THE DISPLACEMENT OF CAR PARKING ON STREET AND THAT THERE WILL BE SUFFICIENT ON- SITE PARKING NOTWITHSTANDING THE PROPOSED WORKS.
19.30.01.05	19/01184/TCA The Great Hall, New Street, PE8 4EA Henry Pearson	To fell a tree (1249) to ground level. NO OBJECTION SUBJECT TO ANY CONTRARY VIEWS OF THE TREE OFFICER
19.30.01.06	19/01067/FUL 4 Riverside Close, PE8 4DN Ian Baish	Installation of air conditioning units at low level and removal of existing 4 air conditioning units at high level to gable end between 3 and 4 Riverside Close. OUNDL TOWN COUNCIL IS CONCERNED THAT THE EXISTING AIR CONDITIONING UNITS MAY HAVE BEEN INSTALLED WITHOUT PLANNING PERMISSION. IF THIS IS THE CASE IT ASKS FOR ENFORCEMENT ACTION TO BE TAKEN AND IF SUCH ACTION HAS BEEN TAKEN AND AN ENFORCEMENT NOTICE HAS NOT BEEN COMPLIED WITH THEN IT ASKS FOR THE PLANNING AUTHORITY TO TAKE COURT ACTION. IF ANY LOW LEVEL AIR CONDITIONING UNITS ARE TO BE INSTALLED THEN THEY SHOULD BE LOCATED SO AS NOT TO IMPACT UPON THE STREET SCENE IN THE WAY THAT THE PRESENT UNITS DO. IF ANY AIR CONDITIONING UNITS ARE TO BE INSTALLED THEN THEY MUST NOT RESULT IN UNACCEPTABLE LEVELS OF NOISE NUISANCE TO NEIGHBOURING PROPERTIES AND APPROPRIATE CONDITIONS IMPOSED.
19.30.01.07	19/01157/FUL 23 New Road, PE8 4LB Ian Baish	Change of use from Chinese Takeaway on the ground floor to residential. First floor is already residential. Loft conversion and changes to windows and doors. (Retrospective) OUNDL TOWN COUNCIL DOES NOT OBJECT TO THE PROPOSED CHANGE OF USE TO RESIDENTIAL BUT NOTES THAT THE APPLICATION IS RETROSPECTIVE AND WORK HAS ALREADY COMMENCED. ALL CONVERSION WORKS ALREADY COMPLETED OR TO BE COMPLETED NEED TO BE FULLY COMPLIANT WITH BUILDING REGULATIONS. NO FURTHER WORK SHOULD BE UNDERTAKEN UNTIL PERMISSION IS GRANTED.



19.30.01.08	19/01151/FUL & 19/01152/LBC <b>5 New Street, PE8 4EA</b> Lloyd Mills	Removal of letter box and replacement steel sheeting over windows with single glazing. <b>NO OBJECTION SUBJECT TO ANY CONTRARY VIEWS OF THE CONSERVATION OFFICER.</b>
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**PC19.30.02 Planning Outcomes - Noted**

Item	Reference	Outcome
19.30.02.01	19/00851/VAR <b>15 Mill Road, PE8 4BW</b> 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.	<b>Recommendation: No objection.</b> <b>Outcome: GRANTED 8/7/19</b>
19.30.02.02	19/00699/FUL <b>Oundle Wharf, Station Road, PE8 4DE</b> Erection of fermentation vessel outside Nene Valley Brewery.	<b>Recommendation: No objection.</b> <b>Outcome: GRANTED 4/7/19</b>
19.30.02.03	19/00700/ADV <b>Oundle Wharf, PE8 4DE</b> Nene Valley Brewery non-illuminated logo, fixed to front of vessel.	<b>Recommendation: No objection.</b> <b>Outcome: GRANTED 4/7/19</b>
19.30.02.04	18/02253/FUL <b>Snipe Meadow Boardwalk Occupation Road, PE8 4DN</b> Replacement of existing boardwalk structure and	<b>Recommendation: No comment.</b> <b>Outcome: GRANTED 23/7/19</b>

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	access pathway with new boardwalk and asphalt access pathway. And replacement of associated gates and signposts.	
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**PC19.30.03 Planning Appeals – 18/02133/FUL – 19 Cotterstock Road, PE8 5HA - NOTED Demolition of 7 Bedroom dwelling & erection of care home with 36 bedrooms. Our comments were:**

**Recommendation:**

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 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. 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.

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.

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.

**Outcome: REFUSED 15/4/19**

**PC19.31 OTC Planning Policy Document review, amend to include definitive guidelines on temporary and permanent advertising. Amendments to be agreed and adopted.** It was decided the OTC Planning Policy Document should be reviewed alongside the Neighbourhood Plan 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.**

**PC19.32 To receive update/letter from Persimmon Homes regarding children’s play area in Creed Road.**

Letter received and noted - Cllr S Oakes gave an update on the condition of the play area and highlighted there are still serious issues which need addressing. Cllr Oakes also detailed the next steps the residents will be taking in this matter.

**Action: It was decided that OTC should send a response to the letter and Cllr’s S & N Oakes would draft the response letter to Persimmon, for approval at the next PCM.**



**PC19.33**

**Any Other Relevant Matters for Report only**

Cllr Humphreys gave some positive feedback from residents regarding plans for the new boardwalk.

Planning App **19/01158/TCA** was received on the 5<sup>th</sup> August, therefore was not listed in planning apps for discussion at this meeting. Due to the comment feedback deadline (26<sup>th</sup> August) being before OTC's September Planning Meeting the Planning Committee were briefly updated with the following details:

**27 East Road, PE8 4BX - removal of the yew tree in no. 27 garden due to the tree has pushed over the boundary wall of mine no.25.**

Councillors were concerned about the removal of this tree. **Cllr Oakes and Cllr Chapple to investigate this app further with a view to submitting comments to ENC by 26<sup>th</sup> August.**

Meeting ended at 8.39pm

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (3<sup>rd</sup> September 2019) is: Thursday 29<sup>th</sup> August 2019 12 noon.**

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