



Oundle Town Council

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

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Minutes of the Planning Committee Meeting held on Tuesday 3rd September 2019 at 7.30pm in The Oundle suite, Fletton House, Fletton Way, Oundle.

Present: Cllr David Chapple, Cllr Val Chesser, Cllr Ian Clark, Cllr David Fuller, Cllr Clive Humphreys, Cllr Jerry Hutton, Cllr Neville Oakes, Cllr Sue Oakes, Cllr Peter Peel, Cllr Tony Robinson, Cllr Terry Stagg

Absent: Cllr Sheridan Baker

Minutes: Lisa Allan – Deputy Town Clerk/Estates Officer

PC19.34 To receive and accept apologies for absence – Apologies received from: Cllr M Glen and Cllr R Sparkes – Accepted

PC19.35 **Representation of Interested Parties** – A number of residents were in attendance and expressed their concerns and objections regarding Item numbers 19.38.01.01 & 19.38.01.02.

PC19.36 **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).
19.36.01 Disclosable Pecuniary Interests - None
19.36.02 Other Interest – Item 19.38.01.01 - Cllr Clark – Resident of St Peter’s Road; Item 19.38.01.02 – Cllr Robinson – Resident of St Christopher’s Drive; All Councillors – Item 19.38.01.05 – OFRC tenants of OTC.

PC19.37 **Minutes of the previous meetings**
Proposition: *‘To approve and sign minutes of the Planning Committee meeting held on 6th August 2019 as an accurate record’ (Standing Order 12)*
Proposed: Cllr N Oakes **Seconded:** Cllr V Chesser **Unanimous**

PC19.38 **Planning Applications**
Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC19.38.01 Planning Applications

Item	Reference	Details
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19.38.01.01	19/01327/OUT Cotterstock Road Development Carolyn Tait	Outline planning application for the erection of up to 130 dwellings with public open space, landscaping, sustainable drainage (SuDS) and vehicular access points from Cotterstock Road and St Peters Road. (All matters reserved except for site access). at OP0038 TL0389 Cotterstock Road Oundle Northamptonshire. Strongly Object – See attachment.
19.38.01.02	19/01355/OUT Land between St Christopher's Drive and the A605 Carolyn Tait	Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access). at Land Between St Christophers Drive and A605 Oundle Bypass Oundle Northamptonshire. Strongly Object – See attachment.
19.38.01.03	19/01285/LBC 90 West Street, PE8 4EF Lloyd Mills	Proposed internal single door widening and introduction of a balanced flue to an external wall. No objection subject to the views of the Conservation Officer. Oundle Town Council draws the attention of the planning authority and of the applicant to the council's concern that works had been undertaken without the required planning permission having been obtained. The council reminds the applicant that it is their responsibility to understand when an application is required and to make that application at the correct time and not to commence work until any required application has been granted.
19.38.01.04	19/01267/FUL 61 Gordon Road, PE8 4LD Anne Dicks	Two storey rear extension. No objection, however, OTC note the works have begun and would therefore ask planning enforcement to ensure no further works are carried out until the application has been granted.
19.38.01.05	19/01379/FUL Oundle Rugby Football Club, PE8 4RU	Single storey rear extension to clubhouse; PVC cladding of existing brick facades; painting of exterior doors and fenestration to match cladding colour. No objection.

PC19.38.02 Planning Outcomes

Item	Reference	Outcome
19.38.02.01	19/01184/TCA Henry Pearson The Great Hall, New Street, PE8 4EA To fell a tree (1249) to ground level.	Recommendation: No objection, subject to any contrary views of the Tree Officer. Outcome: GRANTED 12/8/19
19.38.02.02	19/00643/FUL Amie Baxter 60A East Road, PE8 4BZ	Recommendation: 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

	The demolition of an existing bungalow and the erection of a replacement dwelling house. The construction of 4 new build dwelling houses.	<p>highlight some serious concerns and make the following observations:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Outcome: GRANTED 13/8/19</p>
19.38.02.03	19/01079/LBC Lloyd Mills 79 Benefield Road, PE8 4EU Replacement of 5 no single-glazed timber windows at the rear of the property with double-glazed timber windows.	<p>Recommendation: No objection, subject to any contrary views of the Conservation Officer.</p> <p>Outcome: GRANTED 13/8/19</p>
19.38.02.04	18/02226/FUL Fairline, Nene Valley Business Park, PE8 4HN Modular three storey office block.	<p>Recommendation: OTC has no objection subject to appropriate conditions being imposed as follows:</p> <ol style="list-style-type: none"> 1. All parking spaces taken up by the building to be replaced elsewhere on the business park. 2. A sufficient number of parking spaces for the staff working in the building to be provided on the business park. 3. The materials to be used and the construction of the building to be compatible with other structures on the business park. <p>OTC would also like it noted that many Fairline employees already park in the public long stay carpark which is unacceptable. It is therefore imperative Fairline create enough parking for all employees on site.</p> <p>Outcome: GRANTED 15/8/19</p>
19.38.02.05	19/00946/FUL Pexley Court, PE8 4EL	<p>Recommendation: OTC object to this planning application for the following reasons:</p>

	<p>Proposed erection of 3 new dwellings (Re-submission of 19/00333/FUL)</p>	<p>OTC are extremely concerned about the removal of trees from this site. It is stated that 40 out of 41 trees, 10 of which have preservation orders, are planned to be removed. OTC agree with the comments of the residents and their reasons for objecting to the proposed removal of these trees. OTC would welcome the comments of the Tree Officer. The offer of 12 trees to be planted elsewhere in Oundle will, by no means, offset the impact removal of these trees will have on this site. OTC are also extremely concerned about extra traffic and parking issues which will no doubt make the narrow road, already currently obstructed by overflow parking from Benefield Road, very busy and potentially dangerous to residents. OTC would welcome the comments of Highways regarding this point.</p> <p>Whilst OTC have no particular objections to the number or style of the proposed houses in the development, our major concerns outlined above draw us to the conclusion that this site is not suitable for this development.</p> <p>Outcome: WITHDRAWN 23/8/19</p>
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PC19.38.03 Planning Appeals - None

PC19.39 Oundle Town Council Planning Guidance Documents Review, amendments to be agreed and adopted.

- EM19.39.01** OTC Planning Guidance Document
- EM19.39.02** Reconsideration of a Previous Response Guidance Document
- EM19.39.03** Retrospective Planning Applications Guidance Document
- EM19.39.04** Policy on the removal of Graffiti
- EM19.39.05** Policy on A Boards and other structures on the Highway
- EM19.39.06** Policy on Flyposting
- EM19.39.07** Policy on Illuminated Signs in the Conservation Area
- EM19.39.08** OTC Guidance on Advertising

Items PC19.39.01 to 08 were deferred to the next Planning Committee Meeting on the 1st October 2019.

PC19.40 Any Other Relevant Matters for Report only - Cllr S Oakes gave an update on the play area in Creed Road.
 Cllr Chesser gave an update on complaints from local shop workers regarding the lack of parking in the long stay car park.
 Cllr Robinson gave an update on correspondence with Fairline regarding parking in the long stay car park.

Meeting ended at 9.03pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (1st October 2019) is: Thursday 26th September 2019 12 noon.