



Oundle Town Council

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

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Minutes of the Planning Committee Meeting held on Tuesday 1st October 2019 at 7.30pm in The Oundle suite, Fletton House, Fletton Way, Oundle.

Present: Cllr David Chapple, Cllr Val Chesser, Cllr David Fuller, Cllr Clive Humphreys, Cllr Neville Oakes, Cllr Sue Oakes.

Absent: Cllr Sheridan Baker

Minutes: Emma Baker – Clerk to the Council

PC19.41 To receive and accept apologies for absence – Apologies received from:
Apologies were received and accepted from Cllr M Glen

PC19.42 Representation of Interested Parties
None

PC19.43 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).

19.43.01 Disclosable Pecuniary Interests - None

19.43.02 Other Interest - None

PC19.44 Minutes of the previous meetings
Proposition: *To approve and sign minutes of the Planning Committee meeting held on 3rd September 2019 as an accurate record* (*Standing Order 12*)
Proposed: Cllr Fuller **Seconded:** Cllr Chesser **Unanimous**

PC19.45 Planning Applications
Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC19.45.01 Planning Applications

Item	Reference	Details
19.45.01.01	19/01426/FUL Abbott House Residential Home Historic, PE8 4JA Anne Dicks	New vehicular access – previously approved application 14/02356/FUL now lapsed. No Objection.

19.45.01.02	19/01382/FUL 7 Danfords, PE8 4ER Anne Dicks	Demolition and rebuilding of retaining boundary walls. No Objection subject to the review of the Conservation Officer.
19.45.01.03	19/01434/FUL 44 East Road, PE8 4BX Joe Davies	Garden storage shed, main door moved and new open porch, front elevation rendered, addition of 2 small side windows and relocate 1, new conservation roof and windows and new dormer roof to rear elevation. No Objection.
19.45.01.04	19/01488/TCA 19 Milton Road, PE8 4AB Henry Pearson	Leylandii (T1) To be removed to the ground as insufficient space between house and boundary wall. No Objection subject to the views of the ENC Tree Officer.
19.45.01.05	19/01515/FUL 62 West Street, PE8 4EF Amie Baxter	Single storey extension, new doorway, removal of windows and door and insertion of a single conservation roof window. No objection subject to the view of the Conservation Officer.
19.45.01.06	19/01516/LBC 62 West Street, PE8 4EF Amie Baxter	Single storey extension, new doorway, removal of windows and door and insertion of a single conservation roof window, with internal alterations as per Design & Access Statement (dated August 2019) No objection subject to the view of the Conservation Officer.

PC19.45.02 Planning Outcomes

Item	Reference	Outcome
19.45.02.01	19/01158/TCA Henry Pearson 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.	Recommendation: OUNDLE TOWN COUNCIL IS CONCERNED BY THE APPLICATION TO REMOVE THE YEW TREE. THE COUNCIL DOES NOT KNOW WHETHER THE TREE WAS PLANTED OR SELF SEEDING PRIOR TO OR AFTER THE CONSTRUCTION OF THE WALL. IF THE TREE WAS ALREADY IN EXISTENCE WHEN THE WALL WAS BUILT IT SHOULD NOT BE REMOVED IF THE ONLY REASON FOR REMOVAL IS THE TREE'S IMPACT UPON THE WALL. IF THE TREE WAS PLANTED OR SELF SEEDING AFTER THE WALL HAD BEEN BUILT THEN THE MINIMUM AMOUNT OF WORK SHOULD BE UNDERTAKEN TO THE TREE TO PROTECT THE WALL OR ANY REBUILT/REPLACEMENT WALL. REMOVAL SHOULD BE THE LAST RESORT AND ONLY PERMITTED IF THE TREE OFFICER CONSIDERS THAT IT IS NECESSARY. Cllr Chapple & Oakes to investigate further and submit comment something like the above by the 26th August. Nothing more received from Cllr Oakes so submitted the above comments. Outcome: GRANTED 2/9/19

19.45.02.02	<p>19/01157/FUL Ilan Baish 23 New Road, PE8 4LB 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)</p>	<p>Recommendation: OUNDLE 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. Outcome: GRANTED 9/9/19</p>
19.45.02.03	<p>19/01285/LBC Lloyd Mills 90 West Street, PE8 4EF Proposed internal single door widening and introduction of a balanced flue to an external wall.</p>	<p>Recommendation: 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. Outcome: GRANTED 16/9/19</p>
19.45.02.04	<p>19/01151/FUL & 19/01152/LBC Lloyd Mills 5 New Street, PE8 4EA Removal of letter box and replacement steel sheeting over windows with single glazing.</p>	<p>Recommendation: 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. Outcome: GRANTED 16/9/19</p>
19.45.02.05	<p>19/01067/FUL Ilan Baish 4 Riverside Close, PE8 4DN 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.</p>	<p>Recommendation: 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</p>

		OF NOISE NUISANCE TO NEIGHBOURING PROPERTIES AND APPROPRIATE CONDITIONS IMPOSED. Outcome: GRANTED 17/9/19
19.45.02.06	19/01267/FUL Anne Dicks 61 Gordon Road, PE8 4LD Two storey rear extension.	Recommendation: 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. Outcome: GRANTED 23/9/19

PC19.45.03 Planning Appeals - None

PC19.46 19/01355/OUT – St Christopher’s Drive – Open Space Provision
To discuss letter from Carolyn Tait and formulate comments to be submitted by the 4th October.
This has been deferred to the Full Council meeting on 15th October.

PC19.47 To discuss proposal from Clean4shaw regarding the public toilets.
This has been deferred to the Full Council meeting on 15th October.

PC19.48 Oundle Town Council Planning Guidance Documents Review, amendments to be agreed and adopted.

- EM19.48.01 OTC Planning Guidance Document**
The OTC Planning Guidance Document was approved.
- EM19.48.02 Reconsideration of a Previous Response Guidance Document**
Revised and approved.
- EM19.48.03 Retrospective Planning Applications Guidance Document**
The policy was adopted.
- EM19.48.04 Policy on the removal of Graffiti**
The policy was adopted.
- EM19.48.05 Policy on A Boards and other structures on the Highway**
The policy was adopted
- EM19.48.06 Policy on Flyposting**
The policy was adopted.
- EM19.48.07 Policy on Illuminated Signs in the Conservation Area**
The policy was adopted.
- EM19.48.08 OTC Guidance on Advertising**
The policy was adopted.

It was agreed that a copy of our policies be sent to surrounding villages and Northamptonshire Highways for comment. It was agreed that the Clerk check the ownership of the bus shelters in Oundle.

PC19.49 Any Other Relevant Matters for Report only
Cllr S Oakes gave an update on the playground in Creed Road.

Meeting ended at 8.20pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (5th November 2019) is: Thursday 31st October 2019 12 noon.

ZAC
5/11/19