



Oundle Town Council

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Minutes of the Planning Committee Meeting held on Tuesday 5th November 2019 at 7.30pm in The Oundle suite, Fletton House, Fletton Way, Oundle.

Present: Cllr David Chapple, Cllr Val Chesser, Cllr Ian Clark, Cllr Malcolm Glen, Cllr Clive Humphreys, Cllr Neville Oakes, Cllr Sue Oakes, Cllr Peter Peel, Cllr Tony Robinson.

Absent: Cllr Sheridan Baker

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC19.50 To receive and accept apologies for absence – Apologies received from:
Apologies were received and accepted from Cllr's Fuller & Sparkes

PC19.51 Representation of Interested Parties

Tim Burt was in attendance and presented details of his proposed development of the site off Barnwell Road. The Council invited Mr Burt to the next PCM to allow for a more detailed presentation.

The Council received comments from a concerned resident, outlining objections for the proposed development near St Christopher's Drive.

PC19.52 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).

19.52.01 Disclosable Pecuniary Interests - None

19.52.02 Other Interest – Cllr Chapple – Item 19.54.01.01 – Resident and councillor of Glapthorn.

Cllr Robinson – Item 19.54.01.02 – Resident of St Christopher's Drive.

Cllr Clark – Item 19.54.01.01 – Resident of St Peter's Road.

Cllr Peel – Items 19.54.01.04 & 16 – Applicants know by Cllr.

Cllr's Oakes – Item 19.54.01.06 – Applicant know to Cllr's.

Cllr Chesser – Item 19.54.01.10 – Connections with Oundle School.

Cllr's Humphreys & Robinson – 19.54.01.03 – Involved with Oundle Green Spaces Group.

PC19.53 Minutes of the previous meetings

Proposition: 'To approve and sign minutes of the Planning Committee meeting held on 1st October 2019 as an accurate record' (*Standing Order 12*)

Proposed: Cllr S Oakes

Seconded: Cllr C Humphreys

Unanimous

PC19.54 Planning Applications

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

PC19.54.01 Planning Applications

Item	Reference	Details
19.54.01.01	19/01327/OUT Cotterstock Road Development Carolyn Tait	<p>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).</p> <p>An amendment/additional information has been received in respect of the above application for Outline Planning Permission upon which you have previously been consulted. This includes the following information:</p> <p>1. Received additional information, amended drawings and responses to matters raised by Oundle Town Council, Cotterstock Parish Council and Glapthorn Parish Council, dated 08.10.2019.</p> <p>A copy of the amended details are available on the website: www.east-northamptonshire.gov.uk/planningapplications</p> <p>Cotterstock Road development: the original application was considered by OTC on the 3rd September and was objected to. The council has considered the new application but continues to object and repeats all previous objections. So far as the proposed vehicular access to and from the site via St. Peter's Road is concerned the council objects to this. On the basis of the publication DMRB TA 79/99 Determination of Urban Road Capacity the council contends that New Road could not safely cope with the large flows of traffic the proposed development and a through road from Cotterstock Road to St Peters Road would generate. As NCC Highways note the dendritic nature of Oundle's road network means that there is no mitigation which would make New Road feasible as a main distributor route. The limited off-street parking in parts of St Peters Road and additional parking generated at times by the sports clubs off Occupation Road already severely restrict the movement of <i>Road</i> vehicles along St Peters Road to and from New Street <i>Vehicle</i>. OTC notes that the site was referred to as a possible site for future residential development after 2021 in RNOTP and urges that no application should be granted prior to 2021 and the adoption of a new Local Plan and Oundle Neighbourhood Plan on the basis that such an application would be premature and the</p>

		development is not required in the current local plan period.
19.54.01.02	19/01355/OUT St Christopher's Drive Development Carolyn Tait	<p>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</p> <p>An amendment/additional information has been received in respect of the above application for Outline Planning Permission upon which you have previously been consulted. This includes the following information:</p> <p>1. Received revised documentation dated 18 October 2019 for the revised layout.</p> <p>A copy of the amended details are available on the website: www.east-northamptonshire.gov.uk/planningapplications</p> <p>Land between St Christopher's Drive and the A605: the original application was considered by OTC on the 3rd September 2019 and was objected to. The council has considered the new application but continues to object and repeats all previous objections. OTC objects to the proposed four storey care facility and its proposed location within the development site. The proposed facility building is out of scale to the surrounding – and proposed – residential development and would have the effect of dominating them. The level of parking space provided for the care facility – one space for 3 properties – is wholly inadequate and the additional traffic movements generated by the residential development and care facility combined would potentially overwhelm the inadequate site access. OTC notes that the site is not allocated for development in the existing local plan and urges that no application should be granted prior to 2021 and the adoption of a new local plan and Oundle Neighbourhood Plan on the basis that such an application would be premature and the development is not required in the current plan period.</p>
19.54.01.03	19/01594/OUT Land at rear of Abbott House & 1-3 Glaphorn Road Amie Baxter	<p>Outline: Development of 33 extra care apartments for older people, with associated access, parking, community green space and landscaping (All matters reserved except Access)</p> <p>Land at rear of Abbott House and 1 – 3 Glaphorn Road: OTC objects to the application. The site is an important green space within the town and is an asset</p>

		<p>of community value and is unsuitable for any kind of development and should be retained as green space. The land was originally made available to the town for the benefit of the town and should remain available to the town. The proposed development would adversely impact neighbouring listed buildings (Magdalen House and the Oundle School Chapel and the Chapel gardens). The proposed development would generate unacceptable traffic/safety issues. There is an insufficient provision of disabled parking spaces and inadequate on-site parking provision. The site is not allocated for residential development in the existing local plan and OTC urges that no application should be granted prior to 2021 and the adoption of a new local plan and Oundle Neighbourhood Plan on the basis that such an application would be premature and the development is not required in the current plan period. OTC further questions the disposal of the land by NCC at the present time and considers that no such assets should be disposed of prior to the coming into force of the new Northamptonshire unitary authorities.</p>
19.54.01.04	<p>19/01546/FUL Pexley Court, PE8 4EL Patrick Reid</p>	<p>Erection of two new dwellings and garaging. (resubmission of 19/00946/FUL)</p> <p>Pexley court: OTC objects to the application. The proposed development requires the removal of a substantial number of trees while the construction phase of any development would adversely impact upon and threaten those trees that are scheduled to be retained. This level of disruption to the existing habitat and the effect on the ecology of the town would be unacceptable. Further the impact of additional traffic movements to give access to and egress from the proposed new properties onto Benefield Road would create traffic/safety issues which are unacceptable.</p>
19.54.01.05	<p>19/01463/FUL 81 West Street, PE8 4EJ Amie Baxter</p>	<p>Subdivision of a single dwelling into two dwellings, associated modifications including adding rooflights, partial demolition of existing rear extension to create exterior courtyard, demolition of existing rear extension and replacement rear extension.</p> <p>81 West Street: OTC objects to this application. The proposed works would have an adverse effect upon the conservation area, the amount of on-site parking is inadequate and access to and egress from the properties onto West Street would create traffic/safety issues which are unacceptable.</p>
19.54.01.06	<p>19/01558/FUL 38 West Street, PE8 4EF Amie Baxter</p>	<p>Conversion, alteration and extension of buildings to form 5 dwellings.</p> <p>No objection.</p>
19.54.01.07	<p>19/01438/FUL 90 West Street, PE8 4EF Lloyd Mills</p>	<p>Replacement of garden fence with a garden wall of the same dimensions.</p>

	19/01576/LBC	No objection. New limestone wall to the perimeter of rear garden.
19.54.01.08	19/01614/TCA 90 West Street, PE8 4EF Henry Pearson	Removal of 2 trees: Tree 1 - Eucalyptus - eucalyptus globulus, Tree 2 - Bird Cherry - prunus padus. No objection, subject to any contrary views of the Tree Officer.
19.54.01.09	19/01442/FUL 91 South Road, PE8 4BP Jacqui Colbourne	Demolition of existing dwelling and construction of a two and a half storey dwelling with detached single storey outbuilding/garage including revised vehicular access - re-application of 19/00370/FUL. OTC have no objection to this amended planning application, however, please refer to OTC's original comments: Submitted on 8/5/19 - 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 amount needed to ensure adequate vehicle access to and egress from the property. The restriction imposed in granting the application was as follows: Notwithstanding the details shown on approved drawing 19006/PL02A, prior to any works taking place to widen the vehicular access or to alter the stone wall along South Road, full details shall be submitted to and approved in writing by the Local Planning Authority. Development shall only take place in accordance with the approved details and shall be retained thereafter. Reason: In the interests of highway safety, visual amenity and to preserve the character of the conservation area. OTC have concerns that the boundary wall has been removed to a much greater extent than necessary and would like assurances that this feature will be reinstated on completion of the build.
19.54.01.10	19/01559/TPO Oundle School Rugby Pavillion, Milton Road, PE8 Henry Pearson	TPO no 277 -T1 Sycamore tag number 184 and T2 Lime tag number 217: Reduce radial spread of canopy over 1st XV rugby pitch by an average of 3.5 - 4 metres of the branches in question. No objection, subject to any contrary views of the Tree Officer.
19.54.01.11	19/01578/FUL 114 South Road, PE8 4BP Anne Dicks	Removal of existing conservatory to allow for a new single storey rear extension. No objection.

19.54.01.12	19/01600/FUL 68 Glaphorn Road, PE8 4PT Ian Baish	First floor extensions to side and rear; Replacement flat roof to include roof lantern and parapet to side elevation; Erection of new porch; Re-roofing of existing pitched roof (revised scheme to previous approval 17/02146/FUL) No objection.
19.54.01.13	19/01412/TPO Overwell House, Mill Road, PE8 4BW Henry Pearson	Front boundary - 2x Tilia spp. - Crown raise to 4 metres over road and footpath for highways and pedestrian access Rear boundary - 1x Tilia Spp. - Crown raise to 4.5 metres. No objection, subject to any contrary views of the Tree Officer.
19.54.01.14	19/01592/TCA 43 South Road, PE8 4BP Henry Pearson	T89 - Remove as dead; T80 - Remove as causing damage; T1,2,3 - Coppice; To plant replacement prime tree in garden and some fruit trees. No objection, subject to any contrary views of the Tree Officer.
19.54.01.15	19/01705/TCA 15 Mill Road, PE8 4BW Henry Pearson	T1 - Ginkgo, remove due to proximity to building. OTC object, unless the Tree Officer feels removal is essential. OTC object on the basis that this is a rare and ancient tree and they are keen to ensure that trees are not removed unless it is deemed absolutely necessary by the Tree Officer.
19.54.01.16	19/01448/FUL Unit 3, The Wharf, PE8 4DE Joe Davies	Change of use of existing Class B2 general industrial building to a mixed use, including Class A1 Retail, D2 Health and Fitness Studio and B8 storage comprising; Ground floor - Change of use to Class A1 retail (18.13m ²) remaining ground floor space to Class B8 storage. First Floor - Change of use and conversion of part of first floor (56.75m ²) to D2 yoga/fitness studio including a consulting room (6.65m ²) offering a range of alternative health therapies and Class A1 Retail area (23.72m ²) which will offer a range of health and fitness related items. OTC are extremely concerned that works appear to have been completed and the premises is already being used as a fitness studio before the necessary planning permissions have been granted. OTC have many times expressed their concern regarding retrospective planning applications as follows: 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

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at the correct time and not to commence work until any required application has been granted.

PC19.54.02 Planning Outcomes

Item	Reference	Outcome
19.54.02.01	19/01003/FUL 27 Wentworth Drive, PE8 4QF Conversion of existing detached double garage to form a two-storey annex with single storey link to dwelling.	Recommendation: 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. Outcome: GRANTED 2/9/19
19.54.02.02	19/00505/LBC 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 vousoirs. 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.	Recommendation: 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. Outcome: GRANTED 2/9/19
19.54.02.03	19/01488/TCA 19 Milton Road, PE8 4AB Leylandii (T1) To be removed to the ground as insufficient space between house and boundary wall.	Recommendation: No Objection subject to the views of the ENC Tree Officer. Outcome: GRANTED 11/10/19

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19.54.02.04	19/01379/FUL Oundle Rugby Club Single storey rear extension to clubhouse; PVC cladding of existing brick facades; painting of exterior doors and fenestration to match cladding colour.	Recommendation: No Objection. Outcome: GRANTED 22/10/19
19.54.02.05	19/00396/FUL & 19/00397/LBC The Angel Inn, 4 St Osyth's Lane, PE8 4BG	Recommendation: Objection. Outcome: GRANTED 25/10/19
19.54.02.06	19/01426/FUL Abbott House Res Home Historic, PE8 4JA New Vehicular access	Recommendation: No objection. Outcome: GRANTED 29/10/19

PC19.54.03 Planning Appeals - None

PC19.55 To discuss decision related to The Angel Inn change of use
Discussion was deferred to the next Full Council Meeting on the 19th November.

PC19.56 Any Other Relevant Matters for Report Only
Cllr Robinson gave an update on the land grab issue with PGR.
Cllr Chesser gave an update on the new fencing erected along the boundary of Prince William School and the Herne Road footpath.
Cllr's reported on the terrible state the developers were making down East Road, the problems the heavy goods vehicles were creating and their use of Oundle School property for turning large vehicles.

Meeting ended at 9.58pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (3rd December 2019) is: Thursday 28th November 2019 12 noon.

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3/12/19