



# Oundle Town Council

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

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**Minutes of the Planning Committee Meeting held on Tuesday 7<sup>th</sup> January 2020 at 8.00pm in The Oundle suite, Fletton House, Fletton Way, Oundle.**

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

**Absent:** Cllr Sheridan Baker

**Minutes:** Lisa Allan – Deputy Clerk & Estates Officer

**PC19.63 To receive and accept apologies for absence – Apologies received from:**  
Apologies were received and accepted from Cllr Fuller and Cllr Glen.

**PC19.64 Representation of Interested Parties**

**19.64.01** Mark Benns from Paul Bancroft Architects and Oundle Osteopaths will be attending the meeting to discuss application number 19/01733/FUL – 10 Stoke Hill, PE8 4BH – Change of use from dwelling to Health Care Clinic (D1).

Our comments were:

OTC objects to the change of use to D1. Whether the property is used as a health clinic or other D1 use there will (a) be people working there and (b) other people visiting there. It is reasonable to assume that most of these will travel to the premises by car. There is no onsite parking for staff and none for patients/clients etc. There is inadequate on street parking in the vicinity and the use of the former Drill Hall car park for this purpose would not be appropriate even if there were sufficient space available there. There is, therefore, likely to be a problem with car parking if a change of use takes place. There may also be issues with traffic and road safety given the proximity of an Oundle School boarding house and the Roman Catholic church. The location is only suitable for residential use. Mark Benns presented new, more detailed information to the council regarding this application.

In view of this new, more detailed information regarding this application, Oundle Town Council unanimously made the decision to amend their comments to No objection.

**19.64.02** Mr Jakeways of 87 South Road will be attending the meeting regarding planning application 19/01850/FUL – 89 South Road, PE8 4BP – Replacement two storey dwelling.

Mr Jakeways presented to the council information to support his objection to planning application 19/01850/FUL – 89 South Road, PE8 4BP.

Mr & Mrs Upton of 91 South Road were also in attendance.

**PC19.65 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).

**19.65.01** Disclosable Pecuniary Interests - None

**19.65.02** Other Interest – Item 19.67.01.03 – The applicants are known to Cllr’s Oakes & Chapple.

**PC19.66 Minutes of the previous meetings**

**Proposition:** *‘To approve and sign minutes of the Planning Committee meeting held on 3<sup>rd</sup> December 2019 as an accurate record’ (Standing Order 12)*

**Proposed:** Cllr V Chesser                      **Seconded:** Cllr S Oakes                      **Unanimous**

**PC19.67 Planning Applications**

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

**PC19. 67.01 Planning Applications**

Item	Reference	Details
19.67.01.01	19/01899/LDP 10 Clifton Drive, PE8 4EP	Garage conversion to create large ground floor WC/Shower Room and Home Office. <b>OTC not usually consulted on LDP’s - Info included for reference.</b>
19.67.01.02	19/01850/FUL 89 South Road, PE8 4BP Joe Davies	Replacement 2 storey dwelling. <b>Oundle Town Council objects to this application. The size of the proposed replacement dwelling and its location on the site is such that it would have an adverse impact upon the neighbouring property (no. 87) and it is out of scale with other residential properties on that side of the road.</b>
19.67.01.03	19/01812/FUL 16 East Road, PE8 4BX Jennifer Wallis	Two storey side extension and single storey rear extension. Replacement of main roof. <b>Although Oundle Town Council does not object to the proposed works it asks for consideration to be given to the imposition of conditions relating to the construction work to include a prohibition on any skips being placed on the highway at East Road and the parking of any vehicles or machinery connected to the construction works being parked on East Road or in the town short stay car park off East Road. The council is concerned as to the practicality of vehicles/machinery accessing the site itself.</b>
19.67.01.04	TPO 0306/PHP 15 Mill Road, PE8 4BW T1 – Ginkgo	To place a Tree Preservation Order on Maidenhair Tree – Ginkgo Biloba. <b>OTC fully support the decision to place a TPO on this tree.</b>
19.67.01.05	19/01978/TCA Cherry Orchard Yard, 13-17 Benefield Road, PE8 4EU Henry Pearson	Pine (T1) Remove to ground level, due to it being a poor specimen and to allow extra light to other trees. Pine (T2) Remove to ground level, due to it being a poor specimen and to allow extra light to other trees. Ash (T3) Clear neighbouring roof by 2m to prevent any

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		<p>damage to the roof in the future. Walnut (T4) Raise to 4m to allow more light into the neighbouring garden. Walnut (T5) Remove extremely overweight limb to help prevent fail in the future. Dead, dying tree (T6) Remove – as it is not aesthetically pleasing. Dead Tree (T7) - Remove to ground level, Conifer Hedge (G8) Remove entire Leylandii hedge as it is non-native and an eyesore. Note to Henry Pearson: No trees that are being worked on are visible from the roadside.</p> <p><b>Oundle Town Council objects to the planned removal of various trees (save for the conifer hedge G8) unless in relation to any or all of such trees the district council's tree officer accepts the need for removal and supports the removal. In relation to matters of tree husbandry there is no objection to the proposals for T3 and T4 and T5.</b></p>
19.67.01.06	<p>19/01950/FUL  <b>7 Cotterstock Road, PE8 4PN</b>  Jennifer Wallis</p>	<p>Construction of a two storey side extension and a single storey rear extension; Remodel and increase height of existing porch feature; Removal of chimney stack; Replacement of existing windows; Rendered finish to existing and proposed elevations; New roof covering to existing dwelling.</p> <p><b>No objection.</b></p>

**PC19.67.02 Planning Outcomes**

Item	Reference	Outcome
19.67.02.01	<p>19/01705/TCA  <b>15 Mill Road, PE8 4BW</b>  T1 – Ginkgo, remove due to proximity to building.</p>	<p><b>Recommendation: 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.</b></p> <p><b>Outcome: REFUSED 02/12/19 – TPO to be placed on the tree by Jan 2020 – see above.</b></p>
19.67.02.02	<p>19/01600/FUL  <b>68 Glapthorn Road, PE8 4PT</b>  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).</p>	<p><b>Recommendation: No objection.</b></p> <p><b>Outcome: GRANTED 12/12/19</b></p>

19.67.02.03	<p>19/00687/LBC &amp; 19/00686/FUL  <b>Lime House, 4 East Road, PE8 4BX</b>  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.</p>	<p><b>Recommendation:</b> No objection subject to any contrary views of the Conservation Officer and any issues with parking being addressed appropriately.  <b>Outcome:</b> GRANTED 5/12/19</p>
19.67.02.04	<p>19/01412/TPO  <b>Overwell House, Mill Road, PE8 4BW</b>  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.</p>	<p><b>Recommendation:</b> No objection, subject to any contrary views of the Tree Officer.  <b>Outcome:</b> GRANTED 5/12/19</p>
19.67.02.05	<p>19/01740/TCA  <b>Stables, East Road, PE8 4BX</b>  T1 – Ash, infected with Inonotus, poor lower fork formation with small rot cavity, overhanging adjacent property. Remove and replant.  T2 – Thorn – fell and replace.</p>	<p><b>Recommendation:</b> An extension could not be granted therefore we requested our usual comment be logged regarding this application.  <b>Outcome:</b> GRANTED 5/12/19</p>
19.67.02.06	<p>19/01578/FUL  <b>114 South Road, PE8 4BP</b>  Removal of existing conservatory to allow for a new single storey rear extension.</p>	<p><b>Recommendation:</b> No objection.  <b>Outcome:</b> GRANTED 10/12/19</p>
19.67.02.07	<p>19/01448/FUL  <b>Unit 3, The Wharf, Station Road, PE8 4DE</b>  Change of use of existing Class B2 general industrial</p>	<p><b>Recommendation:</b> 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</p>

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	<p>building to a mixed use, including Class A1 Retail, D2 Health and Fitness Studio and B8 storage comprising;</p> <p>Ground floor - Change of use to Class A1 retail (18.13m2) remaining ground floor space to Class B8 storage. First Floor - Change of use and conversion of part of first floor (56.75m2) to D2 yoga/fitness studio including a consulting room (6.65m2) offering a range of alternative health therapies and Class A1 Retail area (23.72m2) which will offer a range of health and fitness related items.</p>	<p>concern regarding retrospective planning applications as follows:</p> <p>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.</p> <p><b>Outcome: GRANTED 16/12/19</b></p>
19.67.02.08	<p>19/01827/PIP</p> <p>Land to rear of Cemetery, Stoke Doyle Road, PE8</p> <p>Permission in principle: Residential development on agricultural land west of Warren Bridge for max 9 dwellings.</p>	<p><b>Recommendation: No objection.</b></p> <p><b>Outcome: GRANTED 19/12/19</b></p>

**PC19.67.03 Planning Appeals – None.**

**PC19.68 Any Other Relevant Matters for Report Only – None.**

**Meeting ended: 9.40pm**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (4<sup>th</sup> February 2020) is: Thursday 30<sup>th</sup> January 2020 - 12 noon.**

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