



Oundle Town Council

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

Telephone: 01832 272055

Email: admin@oundle.gov.uk Website: www.oundle.gov.uk

Minutes of the Planning Committee Meeting held on Tuesday 3rd March 2020 at 8.00pm in The Oundle suite, Fletton House, Fletton Way, Oundle.

Present: Cllr David Chapple, Cllr Clive Humphreys, Cllr Val Chesser.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC19.75 To receive and accept apologies for absence – Apologies received from:
Apologies were received and accepted from Cllr Glen, Cllr Fuller & Cllr S Oakes.

PC19.76 Representation of Interested Parties – None

PC19.77 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).

19.77.01 Disclosable Pecuniary Interests - None

19.77.02 Other Interest – None

PC19.78 Minutes of the previous meetings

Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 4th February 2020 as an accurate record'* (*Standing Order 12*)

Proposed: Cllr Humphreys **Seconded:** Cllr Chesser **Unanimous**

PC19.79 Planning Applications

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

PC19.79.01 Planning Applications

Item	Reference	Details
19.79.01.01	20/00073/LBC 73A West Street, PE8 4EJ Ian Baish	Replacement of metal framed double glazed French doors with double glazed wood effect surround doors (retrospective). No objection subject to any contrary view of the conservation officer. This is a retrospective application and Oundle Town Council draws the attention of the planning authority to the council's concern that works have been undertaken without the required consent having been obtained. The council reminds the Applicant that it is their responsibility to understand when an application is

		<p>required and to make that application at the correct time and not to commence work until any required application has been granted.</p>
19.79.01.02	<p>20/00108/VAR 28 Nene Valley Business Park, PE8 4HN Sandeep Bains</p>	<p>Variation of condition 3 to allow for the crane to remain erected 7 days a week, 24 hours a day pursuant to 18/01736/FUL.</p> <p>Our comments on 2nd Oct 2018 were: No objection subject to: A condition that the crane is taken down at weekends & bank holidays; A condition that operating hours are restricted. Operating hours should be in line with other similar restrictions within the business park.</p> <p>Oundle Town Council objects to the variation sought. When an application for permission for the crane was first made the council made no objection but sought a condition that the crane be taken down at weekends and bank holidays and that operating hours should be restricted in line with other similar restrictions within the business park. The council remains of the view that such conditions are appropriate to mitigate the impact of the crane on neighbouring properties and more generally. There would be a negative and detrimental impact if the permission was varied to enable the crane to remain in position permanently and be operated around the clock. Oundle Town Council asks that the existing conditions are both maintained and enforced.</p>
19.79.01.03	<p>20/00166/LBC 1A Market Place, PE8 4BA Lloyd Mills</p>	<p>Paint outside of the building black and grey and business premises sign.</p> <p>PLEASE NOTE This appears to be a retrospective application.</p> <p>Oundle Town Council draws the attention of the planning authority to its concern that works have been undertaken without the required consent 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. Given the location of the property the council is particularly concerned about works which would not be sympathetic to the existing building and to neighbouring properties. They are particularly concerned about the nature and extent of advertising material displayed internally which is externally visible and would ask the conservation officer to take these concerns into account.</p>

19.79.01.04	20/00173/FUL Abbott House Residential Home Historic, Glapthorn Road, PE8 4JA Amie Baxter	Demolition of existing redundant care home and erection of 31 retirement living apartments. Oundle Town Council recognises that the site is potentially suitable for the intended use and that there is a need in the town for retirement living accommodation but objects to the application on the following grounds: a. The height and size of the proposed structure amounts to inappropriate and over development of the site. b. The visual impact of the proposed building on the street scene would be detrimental and its design is not in keeping with the town's general appearance. c. The building occupies too much of the site thereby allowing insufficient green space on the site and resulting in there being a single access and egress point from/to Glapthorn Road. Such a development should have a one-way system and separate points of access and egress. d. There is insufficient on-site parking for residents and their visitors given the number of retirement apartments proposed.
19.79.01.05	20/00177/LBC 28 North Street, PE8 4AL Lloyd Mills	Creation of opening in garden wall back wall of mid-C20 shed and install timber gate. PLEASE NOTE according to the Design & Access Statement, this appears to be a retrospective application. No objection subject to any contrary view of the conservation officer. This appears to be a retrospective application and Oundle Town Council draws the attention of the planning authority to the council's concern that works have been undertaken without the required consent 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 any works until any required application has been granted.
19.79.01.06	20/00044/TPO Old School Avenue, PE8 4BF Richard Jones	Proposed works to trees on private road: 1. Reduce height of Horse Chestnut T14 by 5 metres such that the overhang into the adjacent garden is removed. 2. Reduce height of Sycamore T53 by 5 metres and remove laterals overhanging house in Ashton Road. 3. The half dead Scots Pine T44 is beyond saving and needs to be removed 4. All trees in the avenue to be inspected for dead wood, which will be removed to reduce risk of falling branches in a storm at Old School Avenue Oundle Northamptonshire.

		No objection to the tree husbandry required for T14 and T53 and to the removal of dead wood. So far as T44 is concerned the council would not object to its removal if the ENC tree officer considers that it is necessary.
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PC19.79.02 Planning Outcomes

Item	Reference	Outcome
19.79.02.01	19/01733/FUL 10 Stoke Hill, PE8 4BH Change of use from dwelling to Health Clinic (D1) use.	Recommendation: Comments from Jan 2020 Planning Meeting: Initially OTC objected, however, on 7/1/20 - Mark Benns attended the meeting and gave further new information. OTC, on the basis of this information, voted unanimously to amend our comments to No objection. Outcome: GRANTED 03/02/20
19.79.02.02	19/01812/FUL 16 East Road, PE8 4BX Two storey side extension and single storey rear extension. Replacement of main roof.	Recommendation: Comments from Jan 2020 Planning Meeting: 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. Outcome: GRANTED 5/2/20
19.79.02.03	19/01950/FUL 7 Cotterstock Road, PE8 4PN 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.	Recommendation: Comments from Jan 2020 Planning Meeting: No objection. Outcome: GRANTED 11/2/20

19.79.02.04	19/01990/FUL 11 Seymour Place, PE8 4QB Two storey extension with wood burner and external flue to the rear of the house.	Recommendation: Comments from Feb 2020 Planning Meeting: No objection subject to the imposition of any necessary conditions to ensure that the materials used are compatible with the existing building and the materials used on this development. Outcome: GRANTED 12/2/20
19.79.02.05	Land rear of Abbott House & 1-3 Glapthorn Road, PE8 Outline: Development of 33 extra care apartments for older people, with associated access, parking, community green space and landscaping (All matters reserved except Access).	Recommendation: Comments from Nov 2019 Planning Meeting: Land at rear of Abbott House and 1 – 3 Glapthorn Road: OTC objects to the application. The site is an important green space within the town and is an asset 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. Outcome: REFUSED 17/2/20

PC19.79.03 Planning Appeals - None

PC19.80 Any Other Relevant Matters for Report Only

D/Clerk reported that Mr David Wills would like to attend the next Planning Committee meeting to discuss the proposed Pexley Court development. He would like a member of the planning committee to visit the site at some point before the meeting – Cllr Chapple to liaise with Mr Wills.

The Chair commented on the small number of Planning Committee members attending the last two meetings, only just quorate with three attending. Cllr Chapple suggested, as stated in the terms of reference, that all council members

should be on the Planning Committee. This is particularly important in view of all the large developments planned in Oundle. Suggestion to be put to Full Council.

The Chair requested an update on the proposed development on the Barnwell Road. DC to contact Barnwell Parish Council for an update.

Meeting ended: 8.55pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (7th April 2020) is: Thursday 2nd April 2020 - 12 noon.

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6/10/20