



Oundle Town Council

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Minutes of the Planning Committee Meeting held on Tuesday 1st December 2020 at 7.30pm via Zoom.

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

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC20.14 To receive and accept apologies for absence
Apologies were received and accepted from Cllr's Clark, Glen, Robinson and Sparkes.

PC20.15 Representation of Interested Parties - None

PC20.16 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).
20.16.01 Disclosable Pecuniary Interests - None
20.16.02 Other Interest – Item 20.18.01.02 – Cllr's Humphreys & Fuller - Applicant know to Cllr's.
Item 20.18.01.04 – Cllr's Chapple & Chesser - Applicant know to Cllr's.
Item 20.18.01.06 – All Councillors - Application site address is immediate neighbour to the Oundle Town Council property, Joan Strong Centre.

PC20.17 Minutes of the previous meetings
Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 3rd November 2020 as an accurate record'* (*Standing Order 12*)

Proposed: Cllr Fuller **Seconded:** Cllr Humphreys **Unanimous**

PC20.18 Planning Applications
Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC20.18.01 Planning Applications

Item	Reference	Details
20.18.01.01	20/00848/FUL Football Ground, Station	Erection of two lockable 20-foot storage containers with a roof structure to cover the area between the two containers.

	Road, PE8 4DB Jacqui Colbourne	No objection.
20.18.01.02	20/01357/TCA 60 South Road, PE8 4BP Brian Ogden	T1 - Liquidambar - fell to ground level due to excessive shading; TG2 - Malus and prunus - reduce crown by up to 1.5m; T3 - Ash - reduce lower east lateral by up to 2m to prevent failure in storm conditions and crown lift to 4m. No objection subject to any contrary views of the Tree Officer.
20.18.01.03	20/01404/TCA 4 Herne Road, PE8 4BS Brian Ogden	T1 Silver Birch - Crown thinning - 15% of the leaf area. No objection subject to any contrary views of the Tree Officer.
20.18.01.04	20/01248/FUL 16 East Road, PE8 4BX Ian Baish	Single storey side and rear extension within walled garden, first floor rear extension and loft conversion with raised roof. OTC repeat their previous comments from the consultation in January 2020 as follows: 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.
20.18.01.05	20/01348/FUL 9 Latham Road, PE8 4NG Joe Davies	Single storey rear and two-storey side extension with demolition of brick outhouse. The council does not object provided that ENC is satisfied that the proposed side extension does not constitute overdevelopment of the plot taking the extended building too close to the neighbouring property.
20.18.01.06	20/01246/FUL Dovedale Herne Park East Road, PE8 4BZ	The demolition of an existing bungalow and the erection of 3 new terraced dwelling Houses. The council objects to the application. The council believes that replacing the existing single dwelling with 3 dwellings with 7 parking spaces with two sets of tandem parking and three other spaces would cause problems with vehicles accessing the site or leaving it. This situation might be alleviated by permitting only a pair of semidetached dwellings where there could be 5 parking spaces without the need for any on site tandem parking. The council

		<p>would be concerned if the proposed development was to lead to on street parking (or the use of the council's long stay car park for parking) due to the proposed tandem parking arrangement. The council would point out that to the east of the site is the Joan Strong Centre leased by OTC to the local scouts and guides which means that there is increased traffic collecting and delivering children to the JSC as well as children from the JSC being in the vicinity of the proposed development with its associated increased traffic movements. The council also draws attention to the proximity of the Laxton Junior School which generates considerable traffic collecting and delivering children to the school as well as children from the school being in the vicinity of the proposed development with its associated increased traffic movements. The council is also concerned by the prospect of increased traffic movements originating from the proposed site given that outline planning permission has recently been granted for 130 dwellings on land off St. Christopher's Drive which can only be accessed from Ashton Road and, therefore, East Road meaning that the junction of those two roads which is very close to the proposed development site will see substantially increased traffic movements.</p>
20.18.01.07	<p>20/01194/FUL 104 Glapthorn Road, PE8 4PS Susie Russell</p>	<p>Single storey rear extension, single storey front extension to include new front porch area with combination of pitched and flat roof. No objection.</p>
20.18.01.08	<p>20/01428/FUL 50 Glapthorn Road, PE8 4PP Jacqui Colbourne</p>	<p>Demolition of existing garage; three Storey (Ground floor, first floor and attic) side extension and remodelling of existing conservatory to become a garden room. The council does not object provided that ENC is satisfied with the proposed arrangements for access from and egress to the Glapthorn Road. The council is concerned by traffic movements from and to the property in view of its proximity to the junction of Cotterstock Road and Glapthorn Road given that outline planning permission has recently been granted for 130 dwellings on land off Cotterstock Road and given that there is a school accessed from the Glapthorn and particularly the Cotterstock Road. The council would not want any increased on street parking to result from the extended property particularly in view of the plans to install a cycleway on the Glapthorn and Cotterstock Roads.</p>

20.18.01.09	20/01532/TCA 12B Market Place, PE8 4BQ Brian Ogden	T1 - Purple Beech, Crown reduce by 2.5m, leaving a radial canopy of 6m. No objection subject to any contrary views of the Tree Officer.
20.18.01.10	20/01482/LBC & 20/01484/FUL 43 Benefield Road, PE8 4EU Lloyd Mills	To replace 14 existing windows; Replace 2 exterior doors with bespoke hardwood timber doors in a design to match the current doors; Replace Driveway and Pedestrian Gates, with hardwood gates of similar dimensions. No objection subject to any contrary views of the Conservation Officer.
20.18.01.11	20/01469/FUL Oundle Golf Club, Benefield Road. Ian Baish	Erection of 1 x driving nets and 2 x covered bays on the existing short game practice area. The council actively support this application.

PC20.18.02 Planning Outcomes - Noted

Item	Reference	Outcome
20.18.02.01	20/00865/FUL 2 Wentworth Drive, PE8 4QF Demolition of existing conservatory and rear/side boundary wall; Erection of single storey rear extension, garage conversion to habitable room and erection of a new rear/side boundary wall.	Recommendation: No objection. Outcome: GRANTED 30/10/20
20.18.02.02	19/01750/FUL 17 Hillfield Road, PE8 4QR Change of use from amenity to garden land and replacement garden wall.	Recommendation: OTC request that the Tree Officer consider this application carefully to ensure no trees are removed unnecessarily. Regarding proximity of the wall to the road, OTC defer to Highways. Outcome: GRANTED 09/11/20
20.18.02.03	19/01355/OUT Land Between St Christopher's Drive and A605 Oundle Bypass Oundle Northamptonshire 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	Recommendation: OTC Objected. Outcome: GRANTED 20/11/20

	Christopher's Drive, Oundle, (All matters reserved except access).	
20.18.02.04	20/01069/FUL 4 New Road, PE8 4LA. Double storey rear extension and replacement of garden wall.	Recommendation: No Objection. Outcome: WITHDRAWN 26/11/20

PC20.18.03 Planning Appeals – None

PC20.19 To receive the Public Consultation on the Draft North Northamptonshire Housing Allocation Scheme and consider OTC response.
Received – OTC Planning Committee do not have a response as a committee, individual councillors are encouraged to respond individually if they wish to do so.
LA to check response deadline and put to Full Council if time allows.

PC20.20 Resident's complaint letter to PC - To receive; complaint letter, update on steps taken so far and decide next steps by PC.
Received – Update given on steps taken so far. Letter updating resident to be sent.

PC20.21 Any Other Relevant Matters for Report Only - None

Meeting ended: 8.18pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (5th January 2021) is: **Wednesday 23rd December 2020 - 12 noon.**

ZH-lyk
5/1/21