



Oundle Town Council

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

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To: All members of Oundle Town Council Planning Committee

A meeting of the Town Council Planning Committee will be held on **Tuesday 1st November 2022** at **7.30pm** in **The Oundle Suite, Fletton House, Glaphorn Road, Oundle.**

The public shall be admitted to all meetings of the Council which may, however, temporarily exclude the public by means of resolution due to the confidential nature of the business to be transacted (*Standing Order 3d*).

Representations from Interested Parties

Members of the public wishing to make representations relating to planning applications must notify the Council in writing or by e-mail at least 48 hours before the meeting is held. Three minutes will be made available after which time the speaker will be asked to stop. Normally members of the council will not ask any questions as it is expected that all points relevant to the case will have been stated. If a number of people wish to speak on the same application they will be asked to choose a spokesperson to represent them in each case (*Standing Order 3e and f*).

AGENDA

- PC22.54** **To receive and accept apologies for absence.**
- PC22.55** **Representation of Interested Parties - None.**
- PC22.56** **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).
22.56.01 Disclosable Pecuniary Interests
22.56.02 Other Interest
- PC22.57** **Minutes of the previous meetings. ***
Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 4th October 2022 as an accurate record'* (*Standing Order 12*)
- PC22.58** **Planning Applications - Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

PC22.58.01 Planning Applications:

Item	Reference	Details
22.58.01.01	<p>NE/22/01282/PNT Oundle Market Place Chris Hill</p>	<p>Installation of a 18m slim line monopole, H3G antennas, GPS module and equipment cabinets. Our Comments to Clarke Telecom on the 06/10/2022 were:</p> <p>The Planning Committee agreed unanimously to strongly object to the suggested location of the Radio Base Station in the Market Place. They agreed they are willing to discuss other potential locations further with Clarke Telecom but feel very strongly that the Market Place is not an acceptable location. The Market Place falls within the conservation area. The Market Place has many historical Grade II, Grade II Star and Grade 1 listed buildings either within the Market Place or in close proximity to it.</p>
22.58.01.02	<p>NE/22/01109/LBC The Ship Inn, 18 West Street, PE8 4EF Lloyd Mills</p>	<p>Internal repairs and refurbishment works to 1st floor; repairs to Collyweston slate roofs and gutters; repairs to first floor sash window; repointing of rear wall and repairs to salt-damaged stonework to front.</p>
22.58.01.03	<p>NE/22/01265/FUL 33 West Street, PE8 4EJ Ellen Carr OTHERS RELATED APPLICATIONS FOR THIS ADDRESS: June 22 – 22/00655/FUL New detached garden building. Also on Planning Portal for October 10/10/2022 NE/22/01266/CND Discharge of conditions pursuant to above application – Condition 2 – Materials; Condition 3 – Archaeology; Condition 4 – Joinery</p> <p>Aug 22 – 22/00827/FUL & 22/00828/LBC Conversion and extension of outbuilding into ancillary accommodation; Internal and external alterations to main</p>	<p>Removal of garden building and addition of two new detached garden buildings.</p> <p>OURS RESPONSES:</p> <p>OTC have no objection provided the ancillary use of the building is preserved and it is not developed into a dwelling - GRANTED 11/8/22</p> <p>No objection subject to any contrary views of the Conservation Officer – GRANTED 27/9/22</p>

	<p>dwelling including addition of new railings and steps to front of house; replacement of glazed lobby to rear of building, replacing brick facade with stone, alterations to fenestration including new bathroom window.</p> <p>Internal and external alterations to main dwelling including addition of new railings and steps to front of house, repairs to boundary wall and coursed rubble stone walling, replacement of glazed lobby to rear of building, replacing brick facade with stone, alterations to fenestration including new bathroom window.</p>	
22.58.01.04	<p>NE/22/01304/OUT Warren Bridge, Oundle. NO PAPERWORK.</p>	Outline: Erection of up to nine dwellings (All matters reserved except access).
22.58.01.05	<p>NE/22/01301/FUL Garage Block adjacent 76 St Peter's Road, PE8 4NQ NO PAPERWORK.</p>	Demolition of existing garages and construction of 2 affordable bungalows with associated landscaping and parking.

PC22.58.02 Planning Outcomes:

Item	Reference	Outcome
22.58.02.01	<p>NE/22/00499/FUL 1 New Road, PE8 4LA Ellen Carr Single storey side extension for disabled user.</p>	<p>Recommendation: No objection subject to compliance with Highways current parking standards. Outcome: GRANTED 29/09/2022</p>
22.58.02.02	<p>NE/22/00699/VAR Waitrose, 66 East Road, PE8 4BZ Variation of conditions 16 and 20 to remove the current HGV delivery</p>	<p>Recommendation: Comments from July PCM: OTC object to this variation. These conditions were imposed as the store is close to a number of residential properties, the removal of the conditions could be detrimental to the residential amenity.</p>

	hours restriction of 06:00 to 22:00 Mondays to Sundays at the Waitrose foodstore pursuant to 12/01051/FUL. Demolition of existing buildings on site and erection of a Class A1 foodstore (2,203 sqm gross floorspace) and ancillary cafe, together with access and car park providing 157 spaces, servicing and landscaping.	<p>Pete Baish asked if OTC wish to maintain objection, OTC discussed at September PCM and agreed to maintain objection. David Chapple sent an email detailing reasons.</p> <p>Outcome: GRANTED 30/09/2022</p>
22.58.02.03	<p>NE/22/00843/FUL Oundle CE Primary School. Cotterstock Road, PE8 5HA Installation of new Air Source Heat Pump and associated works.</p>	<p>Recommendation: No objection - OTC support this application. Outcome: GRANTED 7/10/2022</p>
22.58.02.04	<p>NE/22/00305/FUL Prince William School Herne Road Oundle Peterborough PE8 4BS Demolition of the existing sports hall, creation of a new landscaped plaza opposite the main entrance, a new sports hall for school and community use including school exams, alterations to the existing car park for school buses and cars, including a new traffic island, pupil drop-off and collection area, and safe crossing points.</p>	<p>Recommendation: The council welcomes the proposed improvements/additional facilities but would request the Applicant to address the issues raised by the police/community safety. OTC would object to the replacement sports hall unless constructed to a specification approved by Sport England. Outcome: GRANTED 7/10/2022</p>
22.58.02.05	<p>NE/22/00900/FUL 51 Rock Road, PE8 4LN Susie Russell Single storey rear extension.</p>	<p>Recommendation: No objection. Outcome: GRANTED 7/10/2022</p>
22.58.02.06	<p>NE/22/01055/TCA Melton House, 42 West Street, PE8 4EF Brian Ogden</p>	<p>Recommendation: No objection subject to any contrary views of the Tree Officer. Outcome: GRANTED 11/10/2022</p>

	<p>Conifer tree (labelled T1) to be felled. The conifer tree is of low amenity value and is currently crowding out and shading native ash and lime trees. The conifer tree is in poor health and draws nutrition away from the adjacent native trees. Due to its excessive size, there is also an issue of damage and access to the listed stone wall behind the conifer tree. There should be no need to replant as the ash and lime will be free to flourish.</p>	
22.58.02.07	<p>NE/22/00524/FUL 20C Benefield Road, PE8 4ET Sunny Bains Erection of a two storey side extension, with rear projection first floor and ground floor level. Front ground floor extension. Replacement doors and windows. Material changes to the external elevations. Demolitions of existing garage and addition of a single garage.</p>	<p>Recommendation: OTC support this application and recommend approval. Outcome: GRANTED 25/10/2022</p>

PC22.58.03 Planning Appeals – None.

PC22.59 STAUNCH - To discuss information provided by STAUNCH representatives at the October Meeting, discuss formal objection to development and decide next steps for OTC.

PC22.60 Planning Advisory Panel – discuss progress and decide next steps.

PC22.61 Receive letter of complaint from resident regarding the Vistry Cotterstock/St Peter’s Road development and their failure to meet certain planning conditions. Discuss and decide next steps. *

PC22.62 Any Other Relevant Matters for Report Only.



Lisa Allan - Deputy Clerk/Estates Officer
27th October 2022

*** Documents attached**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA
(6th December 2022) is: **Thursday 1st December 2022 - 12 noon.****