



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 2nd May 2023** 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

- PC23.01 To receive and accept apologies for absence.**
- PC23.02 Representation of Interested Parties – None.**
- PC23.03 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).
23.03.01 Disclosable Pecuniary Interests
23.03.02 Other Interest
- PC23.04 Minutes of the previous meetings. ***
Proposition: 'To approve and sign minutes of the Planning Committee meeting held on 4th April 2023 as an accurate record' (*Standing Order 12*)
- PC23.05 Planning Applications - Please note: Councillors are asked to review the Planning Applications before the meeting commences.**

PC23.05.01 Planning Applications:

Item	Reference	Details
23.05.01.01	NE/23/00271/FUL 12 Cotterstock Road, PE8 4PN Chris Spong	Raise the roof of existing detached garage/outbuilding to include loft space over with external staircase; and change to external wall finishes on adjacent bungalow.
23.05.01.02	NE/23/00364/FUL Prince William School, Herne Road, PE8 4BS Patrick Reid	Demolition of the existing sports hall, a new sports hall (4 court) to Sports England design standards, refurbishment of the existing sports hall to provide changing facilities, dance studio, teaching and group rooms and other support facilities 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.

PC23.05.02 Planning Outcomes:

Item	Reference	Outcome
23.05.02.01	NE/23/00078/VAR 4 Stoke Doyle Road, PE8 4BN Variation of condition 2 (approved plans) to allow for alterations to the layout of the external landscaping levels including additional information pursuant to NE/21/00581/FUL. Single storey front and rear extensions, internal and external alterations.	Recommendation: We object to the application to vary condition 2 of the planning permission granted to allow construction based on a revised plan to the previously approved plan. Having not originally objected to the original application we have concluded on reconsidering the matter in the light of further information received from an affected neighbouring property owner that had we been aware of the matters we have now been made aware of we would have objected to the original planning application. The relevant approved plan appears to be 1351-02A. The application suggests that permission is sought to replace this with a new plan 1351-02D but the plan added to the portal is not designated 1351-02D but 1351-02E, Quite apart from this anomaly it is now our view that the property could not be constructed in accordance with the original plan 1351-02A as this wholly fails to show the works needed by portraying the site of the construction as being flat rather than sloping. The new plan whilst showing the site as sloping fails to adequately represent the extent of the slope and, therefore, the works needed. Since the new plan is incorrect permission should not be given to allow construction pursuant to it. If the variation sought is not permitted then we would contend that the property is not being constructed in accordance with the approved plan since this is incorrect and could not be complied with. Construction should be

		<p>halted until such time as it is possible to produce an acceptable plan or plans accurately showing the works required.</p> <p>The construction works already undertaken would seem to demonstrate a significant overlooking issue with it being possible to look straight into the bedroom of an adjoining property from 4 Stoke Doyle Road. Had the drawings originally used been correct the overlooking issue would have been clear and we would have objected to the proposed works. There would similarly appear to be an issue with overlooking from the proposed patio of number 4 into the garden of the adjoining property notwithstanding that adjoining property having a 6 foot fence due to the height discrepancy between the properties not correctly shown on the existing plan or proposed replacement plan.</p> <p>Outcome: WITHDRAWN 24/04/2023</p>
23.05.02.02	<p>NE/23/00048/LBC Flat 1, 36 Market Place, PE8 4AJ Proposed internal alteration works to existing flat.</p>	<p>Recommendation: No objection subject to any contrary views of the Conservation Officer. Outcome: GRANTED 03/04/2023</p>
23.05.02.03	<p>NE/23/00177/LBC 75 West Street, PE8 4EJ Replacement of single-glazed ground floor sash window with double glazed heritage sash in the same style; Replacement of single-glazed ground floor bay window with double-glazed in keeping with the style of the house.</p>	<p>Recommendation: Despite the lack of a Heritage Impact Assessment there would be no objection in principle to the replacement of the existing softwood windows with appropriate hard wood ones provided that the conservation officer was satisfied that as indicated by the applicant in the Design and Access Statement the existing windows have modern glazing and are themselves not original. If these windows have historic significance then if at all possible, they should be repaired rather than replaced.</p> <p>Provided that the conservation officer is satisfied that the proposed new windows will not detrimentally affect the appearance of the property itself or adversely affect the conservation area then there would be no objection to the new windows proposed (we found it difficult to envisage the proposed new windows in situ from the drawings provided).</p> <p>Outcome: GRANTED 17/04/2023</p>
23.05.02.04	<p>NE/23/00113/FUL & NE/23/00114/LBC The Wickette 2 Victoria Yard Oundle Peterborough PE8 4EJ</p>	<p>Recommendation: No objection Outcome: GRANTED 24/04/2023</p>

	Reinstate dwelling following fire damage.	
23.05.02.05	NE/23/00111/FUL & NE/23/00112/LBC 3 Victoria Yard, PE8 4EJ Reinstate dwelling following fire damage.	Recommendation: No objection Outcome: GRANTED 26/04/2023
23.05.02.06	NE/22/01032/FUL Apollo House, 16 Mill Road, PE8 4BW Proposed one and a half storey, three bedroomed dwelling.	Recommendation: No objection Outcome: WITHDRAWN 26/04/2023

PC23.05.03 Planning Appeals – None.

PC23.06 To receive the information and decide next steps regarding the North Northamptonshire Gypsy and Traveller Local Plan – Advance notice of consultation.

PC23.07 Any Other Relevant Matters for Report Only.



Lisa Allan - Deputy Clerk/Estates Officer

26th April 2023

*** Documents attached.**

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (6th June 2023) is: Thursday 1st June 2023 - 12 noon.