



# Oundle Town Council

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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 3<sup>rd</sup> May 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**

- PC22.01 To receive and accept apologies for absence.**
- PC22.02 Representation of Interested Parties.**  
Frances Wright – Millers Field Representative Presentation.  
Benefield Road Resident – Bill Martin.
- PC22.03 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).  
**22.03.01** Disclosable Pecuniary Interests  
**22.03.02** Other Interest
- PC22.04 Minutes of the previous meetings. \***  
**Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 5<sup>th</sup> April 2022 as an accurate record' (Standing Order 12)*
- PC22.05 Planning Applications - Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

**PC22.05.01 Planning Applications**

Item	Reference	Details
22.05.01.01	<p><b>NE/21/01626/FUL</b>  <b>1 New Road, PE8 4DB</b>  <b>1 Station Road, PE8 4DB</b>  <b>Sunny Bains</b></p> <p><b>NE/21/01627/LBC</b></p>	<p>Demolition of existing buildings on the site with the exception of 1 New Road, redevelopment of site to provide eight new dwellings, and restoration and reconfiguration of 1 New Road to allow for change of use to single dwelling house, creation of a replacement access, landscaping and other associated development.</p> <p>Internal and external alterations to allow for restoration, reconfiguration and change of use of 1 New Road to single dwelling house, removing part of the boundary wall to create new access and demolition of modern adjacent buildings.</p> <p><i>Amended plans 08/04/22</i></p> <p><i>OTC Comments from 12/21:</i></p> <p><i>Oundle Town Council does not object to the change of use of both the existing listed property at 1 New Road and the remainder of the garage premises to residential.</i></p> <p><i>Subject to any contrary view of the Conservation Officer OTC does not object to the proposed works to 1 New Road.</i></p> <p><i>OTC does object to the proposed redevelopment of the garage site to provide eight new dwellings and the replacement access and landscaping etc. The reason for objection are:</i></p> <ol style="list-style-type: none"> <li><i>1. The height and scale and location within the site of the semidetached properties fronting New Road. These should be the same height as the terraced house fronting Station Road nearest the listed building at 1 Station Road in order to reduce their impact on that property. There is no objection to the proposed height of the other properties fronting Station Road.</i></li> <li><i>2. The location of the access to the development from New Road due to its proximity to the junction of New Road with Station Road and the likely number of vehicles leaving and entering the development. If the pair of semidetached properties were removed all together this would enable the access to the development to be moved further away from the junction and would allow the listed property to</i></li> </ol>

		benefit from a larger curtilage and to be less impacted by the development.
22.05.01.02	<b>NE/22/00283/TPO</b> <b>Herne Lodge, Old School Ave, PE8 4BF</b> <b>Brian Ogden</b>	Sycamore T11 - reduce crown by 5 metres; Sycamore T14 - reduce extended laterals by 5 metres; Sycamore T21 - reduce by 4 metres Lime A1- to remove all deadwood; Sycamore A2 - to remove deadwood.
22.05.01.03	<b>NE/22/00393/LBC</b> <b>35 North Street, PE8 4AL</b> <b>Susie Russell</b>	Single storey rear extension, replacement windows, replacement rainwater goods.
22.05.01.04	<b>NE/22/00438/TPO</b> <b>109 Glaphorn Road, PE8 4PS</b> <b>Brian Ogden</b>	Lime Tree (T1) - Crown raise tree to 4m to allow clearance for vehicles and signage.
22.05.01.05	<b>NE/22/00475/FUL</b> <b>70 Benefield Road, PE8 4EZ</b> <b>Chris Hill</b>	Alterations to the design of a double garage (approved under 11/00899/FUL) including the use of the loft space as a home study area.
22.05.01.06	<b>NE/22/00454/FUL</b> <b>1 Mildmay Close, PE8 4HB</b> <b>Jacqui Colbourne</b>	Single storey side extension and addition of the front porch approved under 15/01707/FUL.
22.05.01.07	<b>NE/22/00305/FUL</b> <b>Prince William School Herne Road Oundle Peterborough PE8 4BS</b>	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.
22.05.01.08	<b>NE/22/00493/ADV</b> <b>OP0038 TL0389</b> <b>Cotterstock Road Oundle</b> <b>Pete Baish</b>	3 x stack signs, 8 x flags and signage to sales garage.
22.05.01.09	<b>NE/22/00511/FUL</b> <b>Fairline Nene Valley Business Park Oundle Peterborough PE8 4HN</b>	Erection of lightweight aluminium framed structure to provide additional storage within boundaries of existing facility. <b>Not consulted – Information only.</b>
22.05.01.10	<b>NE/22/00477/LDP</b> <b>19 Spurlings, PE8 4DG</b>	Certificate of Lawfulness for proposed development/use: Rear extension to terrace house, 3m deep 2.86m high, width to suit that of the garden.; Garage divided to form new utility room; and addition of front porch to replicate neighbours. <b>Not consulted – Information only.</b>

**PC22.05.02 Planning Outcomes:**

Item	Reference	Outcome
22.05.02.01	<b>NE/22/00123/FUL</b> <b>110 South Road, PE8 4BP</b> <b>Jennifer Wallis</b> Proposed single bedroom bungalow in garden of existing dwelling.	<b>Recommendation:</b> No objection. <b>Outcome:</b> WITHDRAWN 18/03/2022
22.05.02.02	<b>NE/21/01816/FUL</b> <b>Croft House, East Road, PE8 4BZ</b> Proposed detached freestanding garage and combined open carport with loft storage over.	<b>Recommendation:</b> No objection. <b>Outcome:</b> GRANTED 25/03/2022
22.05.02.03	<b>NE/21/01582/ADV &amp; NE/21/01819/LBC</b> <b>The Old Town Hall, Market Place, PE8 4BA</b> <b>Lloyd Mills</b> Installation of individual built up stainless steel letters - powder coated black. Protruding sign - Existing black steel brackets - panel to be double sided metal powder coated black.	<b>Recommendation:</b> OTC repeat part of their last comment as follows: Precautions to protect the fabric of the building should be taken as was the case for the similar application relating to the same building of Sharman Quinney, planning number 18/01741/LBC in 2018 with the imposition of similar conditions restricting how the lettering is attached to the building. Subject to any contrary view of the Conservation Officer OTC do not object to the proposed hanging sign. <b>Outcome:</b> GRANTED 30/03/2022
22.05.02.04	<b>NE/22/00143/FUL</b> <b>25 North Street, PE8 4AL</b> <b>Ian Baish</b> Erection of a new timber shed.	<b>Recommendation:</b> No objection. <b>Outcome:</b> GRANTED 01/04/2022
22.05.02.05	<b>NE/21/01801/FUL</b> <b>3 Benefield Court, PE8 4DD</b> Single storey rear extension, changes to fenestration and larger rear terrace.	<b>Recommendation:</b> OTC Comments from 1 <sup>st</sup> Feb PCM: Oundle Town Council objects to the application. The council does not object to the proposed rear extension but does object to the works proposed for the front of the property. Although the property is not located within the conservation area its proximity to the conservation area makes it important that the proposed works do not adversely impact upon the conservation area and the council believes that they would do so. The property forms part of a group of properties which were built with and retain a unified approach to their frontages. The proposed works are not compatible with that unified approach and would detract from the visual appearance of the group of properties as a whole.

		<p>OTC Comments from PCM 01/03/2022: Subsequent to the submission of its response to this application the council received representations from the Benefield Court (Oundle) Management Company and residents of Benefield Court in connection with the application which, had they been available to the council at the time it submitted its original response would have led to a different response being submitted. In its original response objecting to the application the council stated: "The council does not object to the proposed rear extension but does object to the works proposed for the front of the property."</p> <p>We should like to replace this sentence with the following while retaining the rest of the previous submission:  "The proposed works would undermine the aesthetic integrity of Benefield Court and are not compliant with the Town Council's Design Statement and would adversely impact the visual appearance of Benefield Court from the Stoke Doyle Road approach to the town. The demolition of the garden wall and its replacement with a black metal fence would not be in keeping with the remainder of the rear elevation and neither would the use of a large expanse of glass in black frames given that the neighbouring properties have either white uPVC or pastel coloured frames. Similarly, the black metal railings to the first floor roof terrace and second floor Juliet balcony would be visually intrusive. The proposed windows in the side elevation and the extension of the roof terrace would potentially raise issues of overlooking and loss of privacy.</p> <p><b>Outcome:</b> REFUSED 08/04/2022</p>
22.05.02.06	<b>NE/22/00117/FUL &amp; NE/22/00118/LBC</b> <b>The Old Town Hall, Market Place, PE8 4BA</b> <b>Lloyd Mills</b> Retrospective application for replacement doors and a new internal floor.	<b>Recommendation:</b> No objection. <b>Outcome:</b> GRANTED 19/04/2022

**PC22.05.03 Planning Appeals – NE/21/01425/FUL - 8 Walcot Close, PE8 4QU**  
OTC had no objection - **The appeal was dismissed 28/03/2022.**

**PC22.06 To consider North Northamptonshire Strategic Plan Scope and Issues Consultation and decide next steps. \***

**PC22.07 Any Other Relevant Matters for Report Only.**



**Lisa Allan**  
**Deputy Clerk/Estates Officer**  
**27<sup>th</sup> April 2022**

**\* Documents attached**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (7<sup>th</sup> June 2022) is: **Tuesday 31<sup>st</sup> May 2022 - 12 noon – Early due to Bank Holiday 2<sup>nd</sup> & 3<sup>rd</sup> June.****