



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 3rd August 2021** 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. Two 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

- PC21.25** **To receive and accept apologies for absence.**
- PC21.26** **Representation of Interested Parties – Resident Tony Robinson – Item 21.30.01.01 matters pertaining to 65 dwellings and an extra care facility of up to 65 units on Land Between St Christopher’s Drive and A605 Oundle Bypass Oundle Northamptonshire.**
- PC21.27** **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).
21.27.01 Disclosable Pecuniary Interests
21.27.02 Other Interest
- PC21.28** **Minutes of the previous meetings. ***
Proposition: ‘To approve and sign minutes of the Planning Committee meeting held on 6th July 2021 as an accurate record’ (Standing Order 12)

PC21.29**Planning Applications**

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

PC21.30.01 Planning Applications

Item	Reference	Details
21.30.01.01	NE/21/01031/MPO Land Between St Christopher's Drive and A605 Oundle Bypass Oundle.	S106 Deed of Variation to vary the Principal Agreement in so far as it relates to the affordable extra care site pursuant to application 19/01355/OUT - 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 Christopher's Drive, Oundle, (All matters reserved except access).
21.30.01.02	NE/21/01060/TCA Common Room, Oundle School, Milton Road, PE8 4AB. Brian Ogden	T1 goat willow – crown lift/reduce to the south to provide 1.5m clearance in full leaf of the neighbouring property.
21.30.01.03	NE/21/01090/TCA 35 West Street, PE8 4EJ. Brian Ogden	Various tree works.
21.30.01.04	NE/21/01100/FUL 44 Rock Road, PE8 4LL. Joe Davies	Two storey rear extension, demolition of existing garage, alterations to fenestration and replacement windows. Re-submission of NE/21/00593/FUL. Our comment at May PCM: No objection. The council welcomes the Applicant's creation of on-site parking space when there is no current provision for this.
21.30.01.05	NE/21/01025/FUL Coach House, 28 Herne Road, PE8 4BS	Erection of single garage in 'Block and Render', with tiled roof on land adjacent to dwelling and owned by the applicant.
21.30.01.06	NE/21/01057/CND 18 Clifton Drive, PE8 4EP.	Discharge of conditions pursuant to application NE/21/00164/FUL: Single storey rear extension, removal of existing conservatory and single storey front extension Condition 4 - Windows and Doors.
21.30.01.07	NE/21/01089/TDD The Gascoigne Building, 3 North Street, PE8 4AL.	The Gascoigne Mulberry Tree Tag 831. A multi stemmed tree, and likely an original James 1st Mulberry, a bough broke last night no doubt due to the weight of the leaves, fruit and probably ivy. I'll ask James to come in and clear the fallen bough pdq but ask for your permission to reduce the bough leaning towards the west which has dropped position and is likely to fail as well. May I ask for a five-day notice on the westward leaning bough, or given the likelihood of another fail am I able to carry out a reduction of that bough and complete all works ASAP. For information only - PERMITTED.

21.30.01.08	NE/21/01139/TPO 96 Creed Road, PE8 4QN. Tree is adjacent to above address on OTC land. Recreation Area Between Wentworth Drive and Creed Road Oundle Northamptonshire. Brian Ogden	Ash T1 - various works.
21.30.01.09	NE/21/01104/ADV NE/21/01096/FUL The Wharf, Station Road, PE8 4DE.	Erection of second fermentation tank vessel outside Nene Valley Brewery and vessel to have brewery logo on it.
21.30.01.10	NE/21/01126/FUL 123 Glaphorn Road, PE8 4PS.	The construction of a new front porch, first floor extension over the garage, a new front window with new facade roof detail and new dormer window to the rear elevations. The removal of existing conservatory to extend ground floor kitchen within the same footprint, including a skylight, glazed sliding doors and new windows to the rear living room.
21.30.01.11	NE/21/01136/FUL 37 West Street, PE8 4EJ.	Glazed corridor, roof extension, re-roofing part of rear, replacement doors and windows, and internal alterations.

PC21.30.02 Planning Outcomes

Item	Reference	Outcome
21.30.02.01	20/001428/FUL 50 Glaphorn Road, PE8 4PP Demolition of existing garage; three Storey (Ground floor, First floor and attic) side extension and remodelling of existing conservatory to become a garden room.	Recommendation: The council does not object provided that ENC is satisfied with the proposed arrangements for access from and egress to the Glaphorn 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 Glaphorn 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 Glaphorn 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 Glaphorn and Cotterstock Roads. Outcome: GRANTED 06/07/2021
21.30.02.02	NE/21/00230/FUL 4 New Road, PE8 4LA Double storey rear extension.	Recommendation: No objection. Outcome: GRANTED 12/07/2021

21.30.02.03	<p>NE/21/00778/FUL 3 Newbold Close, PE8 4QS Demolition of existing UPVC conservatory and construction of new single storey rear extension with new rooflights to the east and west roof plane.</p>	<p>Recommendation: No objection. Outcome: GRANTED 14/07/2021</p>
21.30.02.04	<p>NE/21/00819/FUL 5 Riverside Close, PE8 4DN Single storey infill front extension and single storey rear extension including internal and window alterations.</p>	<p>Recommendation: No objection – it is not clear from the detail what the colour of the windows will be but OTC ask that it be appropriate to the area. Outcome: GRANTED 16/07/2021</p>
21.30.02.05	<p>NE/21/00796/TPO 79 South Road, PE8 4BP Oak (T1) Raise 3.5m all round the Crown of the tree. Raise 2m over house. Raise 5.2m over road. Reduce branch over wire by 3m. Major deadwood.</p>	<p>Recommendation: No objection subject to the views of the Tree Preservation Officer. Outcome: GRANTED 19/07/2021</p>
21.30.02.06	<p>NE/21/00625/FUL Dovedale, Herne Park, East Road, PE8 4BZ The demolition of an existing bungalow and the erection of 1 replacement dwelling and 1 New build dwelling.</p>	<p>Recommendation: The council notes that the applicant has reduced the number of dwellings on the site from three to two thereby improving the on-site parking position and the amount of amenity land available. The Applicant’s Design and Access Statement, however, continues to be misleading failing to acknowledge that the Council’s Joan Strong Centre adjoins the development site and is (covid permitting) in regular use by Scouts and Guides, Cubs and Brownies and failing to acknowledge that the long stay car park operated by the council is accessed off the same road that serves this development site and the JSC. The council is aware that permission was granted for 5 dwellings off East Road just beyond the proposed site but is concerned that permitting 2 additional dwellings on this site will add to the existing traffic and safety issues in this area resulting from</p> <ol style="list-style-type: none"> 1. the existing residential properties in this stretch of East Road including the 5 new dwellings 2. the traffic generated by the existing commercial premises on this stretch of East Road or accessed from it

		<ol style="list-style-type: none"> 3. the Laxton Junior School 4. the Joan Strong Centre 5. the long stay car park 6. the existing residential properties on Ashton Road and accessed from it 7. the additional traffic that will use Ashton Road following the grant of outline planning permission for residential development on land of St Christopher's Drive. <p>The council is also aware of the implications for traffic using East Road of the current temporary one-way system operating in St Osyth's Lane and the possibility of that one-way system being made permanent.</p> <p>Against this background the council objects to the application although it accepts that the replacement of the existing building on site with a single new dwelling could not be said to exacerbate the traffic situation given that the existing property formerly had a residential use and was more recently operated by MIND.</p> <p>Outcome: GRANTED 22/07/2021</p>
21.30.02.07	<p>NE/21/00862/FUL 43 South Road, PE8 4BP Part two storey / part single storey extension to existing dwelling to provide kitchen, pantry, utility and bedroom with en-suite and dressing room above, plus a single storey link extension to connect the proposed extension to the existing dwelling. Jennifer Wallis</p>	<p>Recommendation: No objection. Outcome: REFUSED 23/07/2021</p>
21.30.02.08	<p>NE/21/00820/LBC 13 Market Place, PE8 4BA Replacement sashes on the first and second floor of the front elevation. Lloyd Mills</p>	<p>Recommendation: No objection subject to the views of the Conservation Officer and the Ancient Monuments Society. Outcome: WITHDRAWN 26/07/2021</p>
21.30.02.09	<p>NE/21/00876/VAR 24 North Street, PE8 4AL Variation of condition 6 to allow for revised site plan and hard surfacing materials pursuant to 20/00502/FUL - Extend</p>	<p>Recommendation: No objection subject to the views of the Conservation Officer. Outcome: GRANTED 26/07/2021</p>

	<p>existing almshouses in garden to form two new almshouses (C2 Use) at one end and an accessible toilet adjacent to the garden room; Extend car park to provide six additional car parking spaces.</p>	
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PC21.30.03 Planning Appeals – None

PC21.31 To receive objection from resident regarding Planning Application NE/21/00742/FUL – Erection of 53 dwellings at Stoke Doyle Road.

PC21.31 Any Other Relevant Matters for Report Only



**Lisa Allan
Deputy Clerk & Estates Officer
29th July 2021**

*** Documents attached**

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (7th September 2021) is: **Thursday 2nd September 2021 - 12 noon.**