



# 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 4<sup>th</sup> April 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**

- PC22.88**      **To receive and accept apologies for absence.**
- PC22.89**      **Representation of Interested Parties – None.**
- PC22.90**      **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).  
**22.90.01**      Disclosable Pecuniary Interests  
**22.90.02**      Other Interest
- PC22.91**      **Minutes of the previous meetings. \***  
**Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 7<sup>th</sup> March 2023 as an accurate record' (Standing Order 12)*
- PC22.92**      **Planning Applications - Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

**PC22.92.01 Planning Applications:**

Item	Reference	Details
22.92.01.01	<p><b>NE/23/00177/LBC</b>  <b>75 West Street, PE8 4EJ</b>  <b>Ellen Carr</b></p>	<p>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>
22.92.01.02	<p><b>NE/23/00078/VAR</b>  <b>4 Stoke Doyle Road</b>  <b>Oundle Peterborough PE8 4BN</b>  <b>Ellen Carr</b></p>	<p>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.</p>
22.92.01.03	<p><b>NE/22/00893/FUL</b>  <b>3 Benefield Court</b>  <b>Benefield Road Oundle</b>  <b>Peterborough PE8 4DD</b></p>	<p>Single storey rear extension, changes to fenestration, larger rear terrace and ground floor remodeling of an existing semi-detached three-storey dwelling.</p> <p><b>Updated plans - Ellen Carr asked us to consider again at April Meeting.</b></p> <p>Previous comments from OTC:  OTC CONSULTATION RESPONSE to Revised plans – comments submitted 03/08/2022  NE/22/00893/FUL 3 BENEFIELD COURT</p> <p>The council has considered the changes made by this application to the previous application NE/21/01801/FUL which was refused but does not believe that the changes make the application acceptable and, therefore, objects to the present application whilst welcoming some of the changes to the original plans.</p> <p>Although the property is not in the conservation area its proximity to the conservation area makes it important that the proposed works should not adversely impact the conservation area. The works proposed to the front of the property would have an adverse impact upon the conservation area. They would also have an adverse effect upon the neighbouring properties in Benefield Court. The property forms part of a group of properties which were built with and retain a unified approach to their frontages and the proposed changes are not compatible with that unified approach and would detract from the visual appearance of the group of properties as a whole.</p> <p>The proposed works to the rear of the property are not compatible with the unified approach of the buildings in Benefield Court and would detract from the visual appearance of the group of properties as a whole and would adversely impact the visual appearance of Benefield Court across open land</p>

		from the important Stoke Doyle Road approach to the town. The proposed windows in the side elevation and the extension of the roof terrace raise issues of overlooking and loss of privacy.
22.92.01.04	<b>NE/23/00111/FUL &amp; NE/23/00112/LBC</b> <b>3 Victoria Yard, PE8 4EJ</b> <b>Jennifer Wallis</b>	Reinstate dwelling following fire damage.
22.92.01.05	<b>NE/23/00247/TCA</b> <b>30 West Street, PE8 4EF</b> <b>Brian Ogden</b>	T1 is a weeping willow. Wish to do a 2m lateral reduction of any limbs that are currently sat on the garage roof and the neighbours garage roof or likely to within the next 12 months. T2 is a Holly. 2.5m crown reduction to reduce exposure to wind as neighbours wall has already been rebuilt and movement of tree in the wind is likely to cause more damage in the future as the tree is directly next to the wall.
22.92.01.06	<b>NE/23/00281/FUL</b> <b>58 Glaphorn Road, PE8 4PT</b>	Proposed first floor side extension over former garage (north side); 2 storey side extension replacing existing detached garage, with bedroom over, (south side), and ground floor rear extension replacing existing sun room and lean-to.

#### PC22.92.02 Planning Outcomes:

Item	Reference	Outcome
22.92.02.01	<b>NE/23/00009/FUL</b> <b>17 Cotterstock Road, PE8 5HA</b> Part two storey rear extension; part single storey rear extension; external and internal changes; new detached garage (Re-submission of NE/22/00761/FUL).	<b>Recommendation: No objection.</b> <b>Outcome: GRANTED 06/03/2023</b>
22.92.02.02	<b>NE/22/01508/FUL</b> <b>Unit 3, The Wharf, Station Road, PE8 4DE</b> Change the use of the existing space at Unit 3 to retail, combining existing retail unit at Units 4 and 5 Oundle Wharf to incorporate Unit 3. An existing window to be enlarged and an existing roller shutter door removed, a new window added as well as a fire	<b>Recommendation: No objection.</b> <b>Outcome: GRANTED 13/03/2023</b>

	escape.	
22.92.02.03	<b>NE/22/01509/ADV</b> <b>Unit 3, The Wharf, Station Road, PE8 4DE</b> Update and refresh signs above the door of Unit 4 and 5; replace two existing signs and install third sign with LED screen.	<b>Recommendation:</b> Whilst OTC have no objection to the proposed new signage it is concerned about the introduction of the LED screen feeling that this would be potentially distracting to passing vehicles on Station Road thereby creating a potential road safety issue and would ask that this issue is specifically considered and addressed by Highways and that the fitting of the screen should not take place unless Highways confirm that in their view it would not constitute a potential hazard to road safety. <b>Outcome:</b> GRANTED 13/03/2023
22.92.02.04	<b>NE/22/01618/TPO</b> <b>23 Spurlings, PE8 4DG</b> NT1 Wellingtonia - Fell and replace due to direct damage caused to structures.	<b>Recommendation:</b> The council would object to the felling of the tree unless the tree officer accepts that the reported damage has been caused by the tree and accepts that the only solution would be complete removal of the tree. The applicant has not produced a report from a structural engineer indicating that the reported damage has been caused by the tree and if the tree officer is not certain that the tree is responsible then the application should be deferred to enable the applicant to provide a supporting report from a structural engineer. <b>Outcome:</b> REFUSED 24/03/2023

**PC22.92.03** Planning Appeals – None.

**PC22.93** To receive the East Northants Local Plan Part 2 Proposed Modifications consultation and consider response.

**PC22.94** Any Other Relevant Matters for Report Only.



**Lisa Allan - Deputy Clerk/Estates Officer**  
**30th March 2023**

**\* Documents attached**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (2<sup>nd</sup> May 2023) is: Wednesday 26<sup>th</sup> April 2023 - 12 noon – early due to Bank Holiday on the 1<sup>st</sup> May.**