



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 4th May 2021** at **7.30pm via Zoom**.

AGENDA

PC21.01 To receive and accept apologies for absence

PC21.02 Representation of Interested Parties

PC21.03 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).

21.03.01 Disclosable Pecuniary Interests

21.03.02 Other Interest

PC21.04 Minutes of the previous meetings

Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 6th April 2021 as an accurate record' (Standing Order 12)**

PC21.05 Planning Applications

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

PC21.05.01 Planning Applications

Item	Reference	Details
21.05.01.01	NE/21/00293/FUL 9 Cotterstock Road, PE8 4PN Susie Russell	Two-storey rear extension, widen existing rear extension and full house renovation to include replacement windows and new render colour. Additional Plan received 06.04.2021. Our comments at PCM on the 06.04.2021 were: No objection.
21.05.01.02	20/00173/FUL Abbott House Residential Home Historic, Glapthorn	Demolition of existing redundant care home and erection of 31 retirement living Apartments. Amended plans.

	Road, PE8 4JA Amie Baxter	<p>Amended documents received 31.03.2021.</p> <p>Our comments at PCM on the 15.09.2020 were:</p> <p>Oundle Town Council objects to the application on the following grounds:</p> <ol style="list-style-type: none"> 1. Although the height of the proposed building has been reduced from that initially suggested for the three storey building the height and size of the proposed structure amounts to inappropriate and over development of the site being significantly greater in size than the former Abbott house care home on the site 2. The visual impact of the proposed three storey building on the street scene would be detrimental and a three storey building would not be in keeping with other buildings in that general location and its modern design is not in keeping with the location's general appearance or the general appearance of the town as a whole. 3. The proposed building would adversely affect nearby heritage assets including various Oundle School buildings and in particular the grade 2 listed Memorial Chapel and the grade 2 Magdalen House. 4. The proposed building occupies too much of the site resulting in there being a single access and egress point from/to Glaphorn Road. Such a development should have an internal one way system and separate points of access and egress. 5. There is insufficient on-site parking for the residents and their visitors given the number of retirement living apartments proposed. <p>Oundle Town Council recognises that the site is potentially suitable for the intended use proposed and that there is a need and a demand in the town for retirement living accommodation</p>
21.05.01.03	NE/21/00418/FUL & NE/21/00419/LBC Lorne Cottage & Lorne House, 38 Market Place, PE8 4AJ	Internal and external alterations to guest house; installation of replacement garage, demolition of existing garage, new gate and addition of a shepherds hut within the garden.
21.05.01.04	NE/21/00522/TCA 5 Milton Road, PE8 4AB Brian Ogden	2 x Lime trees, re-coppicing.

21.05.01.05	NE/21/00507/FUL 28 Nene Valley Business Park, PE8 4HN Ian Baish	<p>Erection of demountable crane within existing plant hire yard for improved access and safety operations. Crane to remain fixed in place (Retrospective). Our comments to variation of condition request March 2020 was: Variation of condition 3 to allow for the crane to remain erected 7 days a week, 24 hours a day pursuant to 18/01736/FUL. Our comments on 2nd Oct 2018 were: No objection subject to: A condition that the crane is taken down at weekends & bank holidays; A condition that operating hours are restricted. Operating hours should be in line with other similar restrictions within the business park. Oundle Town Council objects to the variation sought. When an application for permission for the crane was first made the council made no objection but sought a condition that the crane be taken down at weekends and bank holidays and that operating hours should be restricted in line with other similar restrictions within the business park. The council remains of the view that such conditions are appropriate to mitigate the impact of the crane on neighbouring properties and more generally. There would be a negative and detrimental impact if the permission was varied to enable the crane to remain in position permanently and be operated around the clock. Oundle Town Council asks that the existing conditions are both maintained and enforced.</p>
21.05.01.06	NE/21/00491/FUL 40 Glapthorn Road, PE8 4JQ Joe Davies	Single storey rear and side extension.
21.05.01.07	NE/21/00534/FUL 18 Red Kite Drive, PE8 4FG Jennifer Wallis	Two storey side extension and glazed canopy to rear elevation, widening of existing driveway and creation of patio.
21.05.01.08	NE/21/00529/FUL 16 Tilley Hill Close, PE8 4PU Ian Baish	Demolish existing out-house construct new single-storey side & rear mono-pitched roof extension c/w rooflights.
21.05.01.09	NE/21/00581/FUL 4 Stoke Doyle Road, PE8 4BN	Single storey front and rear extensions, internal and external alterations.
21.05.01.10	NE/21/00530/FUL Oundle Golf Club, Benefield Road, PE8 4EZ	Single storey flat roofed extension to form new swing studio.

21.05.01.11	NE/21/00593/FUL 44 Rock Road, PE8 4LL	Two storey rear extension, demolition of existing garage, alterations to fenestration and replacement windows.
21.05.01.12	NE/21/00420/CND 96 West Street, PE8 4EF	Discharge of condition pursuant to 18/01288/FUL - Proposed internal alteration works and general refurbishment and a single storey rear extension Condition 4 - Programme of building recording and archaeological work. INFORMATION ONLY.
21.05.01.13	NE/21/00565/AMD 10 Rockingham Hills, PE8 4QA	Non material amendment to allow for roof lantern to be removed, proposed porch extension to encompass proposed new study, existing mono pitch roof detail will extend over proposed new study - pursuant to planning permission 20/00974/FUL Single storey rear extension and front porch. INFORMATION ONLY.
21.05.01.14	NE/2100663/FUL 28 East Road, PE8 4BX	Single storey rear extension for domestic use.
21.05.01.15	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.
21.05.01.16	NE/21/00667/MPO Oundle School Playing Field Glapthorn Road Oundle Northamptonshire	S106 Deed of Variation pursuant to application 12/01368/FUL; Residential development for 62 dwellings with associated landscaping, open space and access. Amends to the Affordable Housing Mix as per our clients emails with the local authority confirming the case. Amends to the mortgagee exclusion clause (MEC) to bring it in line with current lending requirements to allow charging. Our requested MEC wording is the agreed wording which is approved and published by the NHF and a Securitisation Working Group comprising the key valuers, funders and lawyers in the sector.

PC21.05.02 Planning Outcomes

Item	Reference	Outcome
21.05.02.01	NE/21/00170/FUL 61 Hillfield Road, PE84QR Single storey rear extension and link to part garage conversion to provide accessible accommodation.	Recommendation: Objection. There has been an objection from a neighbour about overlooking. Any potential overlooking could be met either by a condition requiring the type of glass to be used or requiring the removal of any window which would give rise to overlooking. There is concern that the loss of on-site parking resulting from the conversion from a double to a single garage might lead to on-street parking. There

		<p>must be on-site parking commensurate with the size of the extended property/number of bedrooms.</p> <p>There has been an objection from a neighbour that the extent of the works proposed would result in over development of the site and the possible impact of this upon neighbouring properties should be carefully considered.</p> <p>Outcome: GRANTED 31/03/21</p>
21.05.02.02	<p>NE/21/00006/FUL Pembroke House,19 Cotterstock Road, PE8 5HA Demolition of 7 Bedroom dwelling and erection of two 5 bedroom detached houses with detached double garages.</p>	<p>Recommendation: OTC have no objection in principle to this application but would ask that the Tree Officer take a close look at all the trees and ensure that as many as is practicably possible be retained on the site. OTC note the observations of Environmental Protection that construction work be limited to 0800 to 1800 Monday to Friday but ask for a full Traffic Management Plan to ensure that, in addition, movements from and to the site take place at times other than when children are arriving at or leaving the nearby school if at all possible.</p> <p>Outcome: GRANTED 31/03/21</p>
21.05.02.03	<p>NE/21/00164/FUL 18 Clifton Drive, PE8 4EP Single storey rear extension, removal of existing conservatory and single storey front extension.</p>	<p>Recommendation: Objected on first consideration as follows:</p> <p>There is concern that the creation of a treatment room indicates that the property might be used partially residentially but also partially for commercial purposes. There is an objection to this due to the likely impact of cars entering and leaving Clifton Drive, a cul-de-sac, to visit the treatment room and due to the problems that would be caused by visitors having to park on the street when using the treatment room.</p> <p>There is also concern that the loss of on-site parking resulting from the conversion of the double garage to a single garage might lead to on-street parking. There must be on-site parking commensurate with the size of the extended property/number of bedrooms. The drawings provided do not clearly show that there will be adequate on-site parking.</p> <p>In the light of clearer information, OTC withdrew initial comments and entered: No objection.</p> <p>Outcome: GRANTED 31/03/21</p>

21.05.02.04	NE/21/00025/FUL 17 Hillfield Road, PE8 4QR Two storey and first floor side extension.	Recommendation: No objection. Outcome: REFUSED 12/4/21
21.05.02.05	NE/21/00227/FUL 15 New Road, PE8 4LB New single-storey rear extension; New mono-pitch roof above existing single-storey side extension.	Recommendation: No objection. Outcome: GRANTED 15/4/21

PC21.05.03 Planning Appeals – None

PC21.06 Any Other Relevant Matters for Report Only



Lisa Allan
Deputy Clerk & Estates Officer
28th April 2021

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (1st June 2021) is: **Wednesday 26th May 2021 - 12 noon – early due to May Bank Holiday.**

Lisa Allan is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://us02web.zoom.us/j/83343437142?pwd=SU1ReUFJbEErMjlMd3h0aWdHMzRKdz09>

Meeting ID: 833 4343 7142

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