



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 5th September 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

PC23.30 To receive and accept apologies for absence.

PC23.31 Representation of Interested Parties – Representatives from Cavendish Consulting may be in attendance (tbc) to represent McCarthy Stone and their development on Herne Road.

PC23.32 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).

23.32.01 Disclosable Pecuniary Interests

23.32.02 Other Interest

PC23.33 Minutes of the previous meetings. *

Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 1st August 2023 as an accurate record'* (*Standing Order 12*)

PC23.34 Planning Applications - Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC23.34.01 Planning Applications:

Item	Reference	Details
23.34.01.01	NE/23/00801/FUL 7 Newbold Close, PE8 4QS Erika Davies	A small single storey rear kitchen and dining room extension.
23.34.01.02	NE/23/00851/FUL 58 Glaphorn Road, PE8 4PT Chris Spang	Two storey side extension replacing existing detached garage, with bedroom over, (to south side of dwelling), and ground floor rear extension replacing existing sunroom and lean-to. (Revised resubmission to NE/23/00281/FUL). OTC had no objection to the previous application which was refused on 17/7/2023.
23.34.01.03	NE/23/00838/FUL 81A West Street, PE8 4EJ Susie Russell	Proposed conversion to include partial demolition and attic extension of an existing storage and office area above shop, within the curtilage of the existing dwellinghouse to become a new two-bedroom maisonette.
23.34.01.04	NE/23/00864/CND 2 New Street Oundle Peterborough PE8 4EA	Discharge of conditions pursuant to NE/23/00316/LBC Removal of external ATM and window to be replaced with new glazing, removal of night safe and infill existing cut out hole by brickwork to match existing; removal of ADT panel, removal of CCTV camera, removal of existing signage, removal of internal counters and all furniture to allow for decommissioning of bank Condition 2 - materials. INFO ONLY

PC23.34.02 Planning Outcomes:

Item	Reference	Outcome
23.34.02.01	NE/21/01626/FUL 1 Station Road, PE8 4DB 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. NE/21/01627/LBC 1 Station Road, PE8 4DB Internal and external	Recommendation: As before we have no objection either to the proposed change of use or the proposed restoration and reconfiguration of the listed building subject to any observations of the conservation officer. We continue to object to the full planning application on the grounds previously given as the revised plans do not indicate that our concerns have been addressed. 1. The proposed access is still too close to the junction of New Road and Station Road and would create a hazard to road users. 2. The proposed access is too close to the War Memorial Recreation Ground creating a risk to pedestrians and particularly children entering or leaving the Recreation Ground. 3. The proposed semi-detached properties fronting New Road will have an adverse effect upon 1

	<p>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>New Road, a listed building. OTC are concerned that the latest plans once again show these properties as having dormer windows which will particularly impact upon the neighbouring property and which had been removed from the second iteration of the plans.</p> <p>OTC does not object to the principle of the residential redevelopment of the site subject to the retention of the listed building but continues to feel that any such development should be accessed from Bridge View and not New Road so far as vehicles are concerned.</p> <p>OTC feels that the development would have a lot less adverse impact upon the listed building if no properties were built facing New Road thereby reducing the development to a terrace of six properties fronting Station Road.</p> <p>Outcome: GRANTED 1/8/2023</p>
23.34.02.02	<p>NE/23/00441/REM Cotterstock Road Location: OP0038 TL0389 Reserved matters: Appearance, Landscaping, Layout and Scale of 4 dwellings (plots 18, 19, 20 and 21) pursuant to 19/01327/OUT - Outline planning application for the erection of up to 130 dwellings with public open space, landscaping, sustainable drainage (SuDS) and vehicular access points from Cotterstock Road and St Peters Road. (All matters reserved except for site access). Location: OP0038 TL0389 Cotterstock Road Oundle.</p>	<p>Recommendation: OTC objects to the application. It considers that the development should include self-build plots and that if it has not proved possible to sell these four plots then the asking price was too high and/or the marketing inadequate and that the plots should be re-advertised more widely and at a reduced price.</p> <p>If permission is given to replace the self-build plots with four developer-built properties then these should be 2 or 3 bedroomed properties not four bedroomed ones so as to better reflect the need in Oundle for more small properties.</p> <p>OTC notes that the applicant proposes that the garage roofs should have different tiles to the property roofs. This should only be the case if all the other properties on the development have different tiles for dwelling and garage.</p> <p>Outcome: GRANTED 16/8/2023</p>
23.34.02.03	<p>NE/23/00667/FUL 29 Hillfields Road, PE8 4QR Proposed single storey rear and side extensions to existing dwelling and bay window to front elevation.</p>	<p>Recommendation: No objection. Outcome: GRANTED 23/8/2023</p>

PC23.34.03 Planning Appeals – None.

PC23.35 Discuss new wooden riverside structure built along the Nene Way, Oundle and decide next steps. *

PC23.36 Discuss new structure built in the garden of 60-62 West Street and decide next steps. *

PC23.37 Discuss new UPVC windows at St Wilfrid's Chaplaincy, 39b West Street, PE8 4EJ and decide next steps. *

PC23.38 Discuss comments from Susie Russell regarding OTC comments on NE/23/00690/VAR & NE/23/00702/LBC and decide next steps. *

PC23.39 Any Other Relevant Matters for Report Only.



Lisa Allan - Deputy Clerk/Estates Officer
31st August 2023

* Documents attached.

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (3rd October 2023) is: Thursday 28th September 2023 - 12 noon.