



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 November 2019** at **7.30pm** in The Oundle Suite, Fletton House, Fletton Way, 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

PC19.50 To receive and accept apologies for absence

PC19.51 Representation of Interested Parties

Tim Burt will be attending the meeting to present his proposed development of the site off Barnwell Road. *

PC19.52 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).

19.52.01 Disclosable Pecuniary Interests

19.52.02 Other Interest

PC19.53 Minutes of the previous meetings

Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 1st October 2019 as an accurate record'* (*Standing Order 12*)

PC19.54 Planning Applications

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

PC19.54.01 Planning Applications

Item	Reference	Details
19.54.01.01	19/01327/OUT Cotterstock Road Development Carolyn Tait	<p>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).</p> <p>An amendment/additional information has been received in respect of the above application for Outline Planning Permission upon which you have previously been consulted. This includes the following information:</p> <p>1. Received additional information, amended drawings and responses to matters raised by Oundle Town Council, Cotterstock Parish Council and Glapthorn Parish Council, dated 08.10.2019.</p> <p>A copy of the amended details are available on the website: www.east-northamptonshire.gov.uk/planningapplications</p>
19.54.01.02	19/01355/OUT St Christopher's Drive Development Carolyn Tait	<p>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). at Land Between St Christophers Drive and A605 Oundle Bypass Oundle Northamptonshire</p> <p>An amendment/additional information has been received in respect of the above application for Outline Planning Permission upon which you have previously been consulted. This includes the following information:</p> <p>1. Received revised documentation dated 18 October 2019 for the revised layout.</p> <p>A copy of the amended details are available on the website: www.east-northamptonshire.gov.uk/planningapplications</p>
19.54.01.03	19/01594/OUT Land at rear of Abbott House & 1-3 Glapthorn Road Amie Baxter	<p>Outline: Development of 33 extra care apartments for older people, with associated access, parking, community green space and landscaping (All matters reserved except Access)</p>
19.54.01.04	19/01546/FUL Pexley Court, PE8 4EL Patrick Reid	<p>Erection of two new dwellings and garaging. (resubmission of 19/00946/FUL)</p>

19.54.01.05	19/01463/FUL 81 West Street, PE8 4EJ Amie Baxter	Subdivision of a single dwelling into two dwellings, associated modifications including adding rooflights, partial demolition of existing rear extension to create exterior courtyard, demolition of existing rear extension and replacement rear extension.
19.54.01.06	19/01558/FUL 38 West Street, PE8 4EF Amie Baxter	Conversion, alteration and extension of buildings to form 5 dwellings.
19.54.01.07	19/01438/FUL 90 West Street, PE8 4EF Lloyd Mills 19/01576/LBC	Replacement of garden fence with a garden wall of the same dimensions. New limestone wall to the perimeter of rear garden.
19.54.01.08	19/01614/TCA 90 West Street, PE8 4EF Henry Pearson	Removal of 2 trees: Tree 1 - Eucalyptus - eucalyptus globulus, Tree 2 - Bird Cherry - prunus padus.
19.54.01.09	19/01442/FUL 91 South Road, PE8 4BP Jacqui Colbourne	Demolition of existing dwelling and construction of a two and a half storey dwelling with detached single storey outbuilding/garage including revised vehicular access - re-application of 19/00370/FUL.
19.54.01.10	19/01559/TPO Oundle School Rugby Pavillion, Milton Road, PE8 Henry Pearson	TPO no 277 -T1 Sycamore tag number 184 and T2 Lime tag number 217: Reduce radial spread of canopy over 1st XV rugby pitch by an average of 3.5 - 4 metres of the branches in question.
19.54.01.11	19/01578/FUL 114 South Road, PE8 4BP Anne Dicks	Removal of existing conservatory to allow for a new single storey rear extension.
19.54.01.12	19/01600/FUL 68 Glaphorn Road, PE8 4PT Ian Baish	First floor extensions to side and rear; Replacement flat roof to include roof lantern and parapet to side elevation; Erection of new porch; Re-roofing of existing pitched roof (revised scheme to previous approval 17/02146/FUL)
19.54.01.13	19/01412/TPO Overwell House, Mill Road, PE8 4BW Henry Pearson	Front boundary - 2x Tilia spp. - Crown raise to 4 metres over road and footpath for highways and pedestrian access Rear boundary - 1x Tilia Spp. - Crown raise to 4.5 metres.
19.54.01.14	19/01592/TCA 43 South Road, PE8 4BP Henry Pearson	T89 - Remove as dead; T80 - Remove as causing damage; T1,2,3 - Coppice; To plant replacement prime tree in garden and some fruit trees.
19.54.01.15	19/01705/TCA 15 Mill Road, PE8 4BW Henry Pearson	T1 - Ginkgo, remove due to proximity to building.
19.54.01.16	19/01448/FUL Unit 3, The Wharf, PE8 4DE Joe Davies	Change of use of existing Class B2 general industrial building to a mixed use, including Class A1 Retail, D2 Health and Fitness Studio and B8 storage comprising; Ground floor - Change of use to Class A1 retail

		(18.13m ²) remaining ground floor space to Class B8 storage. First Floor - Change of use and conversion of part of first floor (56.75m ²) to D2 yoga/fitness studio including a consulting room (6.65m ²) offering a range of alternative health therapies and Class A1 Retail area (23.72m ²) which will offer a range of health and fitness related items.

PC19.54.02 Planning Outcomes

Item	Reference	Outcome
19.54.02.01	19/01003/FUL 27 Wentworth Drive, PE8 4QF Conversion of existing detached double garage to form a two-storey annex with single storey link to dwelling.	Recommendation: COUNCIL DOES NOT SUPPORT PLANNING APPLICATIONS TO CONVERT GARAGES INTO LIVING ACCOMMODATION IF THE RESULT OF DOING SO WOULD BE LIKELY TO LEAD TO ADDITIONAL ON STREET PARKING. THERE IS NO OBJECTION PROVIDED THAT THE PLANNING AUTHORITY IS SATISFIED THAT THE PROPOSED WORKS WILL NOT RESULT IN THE DISPLACEMENT OF CAR PARKING ON STREET AND THAT THERE WILL BE SUFFICIENT ON-SITE PARKING NOTWITHSTANDING THE PROPOSED WORKS. Outcome: GRANTED 2/9/19
19.54.02.02	19/00505/LBC North Bridge, Station Road, PE8 4DB The installation of stainless steel reinforcement, longitudinally and transversely, to arches 1, 2, 3, 4, 5, 11 and 12, as well as the installation of vertical pins to create a full mechanical connection between the arch rings. The works also include repairs to the cutwaters, spandrel walls and voussoirs. Repairs to the 'shear' crack to the spandrel wall emanating from the crown of the arch 7 in a westerly direction is also to be carried out.	Recommendation: OTC are keen that as little damage as possible occur whilst repairs are being done and therefore defer to the advice of the Conservation Officer. OTC would also like to reiterate their desire for the road to remain open, as much as possible, to allow fluidity of traffic. Outcome: GRANTED 2/9/19

19.54.02.03	19/01488/TCA 19 Milton Road, PE8 4AB Leylandii (T1) To be removed to the ground as insufficient space between house and boundary wall.	Recommendation: No Objection subject to the views of the ENC Tree Officer. Outcome: GRANTED 11/10/19
19.54.02.04	19/01379/FUL Oundle Rugby Club Single storey rear extension to clubhouse; PVC cladding of existing brick facades; painting of exterior doors and fenestration to match cladding colour.	Recommendation: No Objection. Outcome: GRANTED 22/10/19
19.54.02.05	19/00396/FUL & 19/00397/LBC The Angel Inn, 4 St Osyth's Lane, PE8 4BG	Recommendation: Objection. Outcome: GRANTED 25/10/19
19.54.02.06	19/01426/FUL Abbott House Res Home Historic, PE8 4JA New Vehicular access	Recommendation: No objection. Outcome: GRANTED 29/10/19

PC19.54.03 Planning Appeals

PC19.55 To discuss decision related to The Angel Inn change of use

PC19.56 Any Other Relevant Matters for Report Only

**Deputy Clerk & Estates Officer
31st October 2019**

*** Documents attached**

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (3rd December 2019) is: Thursday 28th November 2019 12 noon.