



Oundle Town Council

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Minutes of the Planning Committee Meeting held on Tuesday 5th January 2016 at 7.30pm in the Oundle Suite, Fletton House, Fletton Way, Oundle.

Present: Cllrs Chapple, King, Menck, N Oakes, S Oakes and Talbot

Minutes: Trish Baker

PC15.58. To receive and accept apologies for absence

Apologies were received and accepted from Cllr Murphy (Business).

PC15.59. Minutes and Actions from the Previous Meeting

15.59.01. **Proposition:** 'To approve and sign minutes of the Planning Committee meeting held on 1st December 2015 as an accurate record' (Standing Order 10c).'

Proposed: Cllr King **Seconded:** Cllr Talbot **Resolved Unanimously**

15.59.02. To review the Action Points from the meeting held on 1st December 2015.

All action points were completed or discussed in this meeting

PC15.60. Declarations of Interests

To receive any declarations of interest from Members and Officers under Section 50 of the Local Government Act 2000 (Standing Order 35 and 36)

(This requirement applies only in respect of matters, which are to be considered by the Council at this meeting.)

15.60.01. Disclosable Pecuniary Interests
None

15.60.02. Other Interest
None

PC15.61. Planning Applications

15.61.01. Planning Applications

Item	Reference	Details	Outcome
15.61.01.01	EN/15/02119/FUL	94 Glaphorn Road Proposed single storey garage, single storey extension, second storey bedroom extension, alterations to fenestration and new rendering and cladding finish to exterior.	Whilst noting the concern of the neighbour of this property, we have No Objection.
15.61.01.02	15/02189/LBC	5 Mill Road Interior alterations to include new bathroom and kitchen facilities, new services, new staircase and general	No Objection – providing the Conservation Officer is

		upgrade of an inhabitable dwelling including sound and thermal insulation.	happy with the alterations.
15.61.01.03	EN/15/02174/OUT	<u>Land Rear of Abbott House and 1-3 Glaphorn Road</u> Outline: Up to thirteen dwellings and associated infrastructure (all matters reserved except for access).	See separate sheet
15.61.01.04	EN/15/02165/LBC	<u>Ashton Mill Oundle Road Ashton</u> To Note: Removal of vegetation from the bridge associated with the mill. Removal of gravel/concrete over the two bridge arches, creation of a concrete saddle to strengthen the arches, and resurfacing. Dismantling and rebuilding of the spandrel wall if required (condition to be assessed following devegetation)	Noted: Though not in our jurisdiction we support and welcome the application.
15.61.01.05	EN/15/02270/LBC and EN/15/02269/FUL	<u>18 Market Place</u> Extension and internal alterations.	No Objection – we defer to the decision of the Conservation Officer.
15.61.01.06	15/02262/PDU	<u>23 West Street</u> Change of use of first and second floor offices (B1) to No. flats (C3) 1 No. flat per floor.	No Objection
15.61.01.08	15/02228/FUL	<u>School Yard House 5 Auction Mews</u> Single storey rear extension.	No Objection

15.61.02. Planning Outcomes

Item	Reference	Outcome
15.61.02.01	EN/15/01032/ADV Three window mounted signs one in each window and one above the door. 2 West Street	Recommendation: No Objection Outcome: Granted
15.61.02.02	EN/15/01880/FUL Proposed construction of 3 dwellings, detached garages and associated access/landscaping. 24B East Road	Recommendation: No Objection Outcome: Granted
15.61.02.03	EN/15/01894/TPO T2 – reduce to 9 metres due to cambial damage on east trunk. The Old Quarry, Nene Valley Business Park	Recommendation: No Objection Outcome: Granted Recommendation: No Objection Outcome: Granted
15.61.02.04	EN/15/01254/FUL Redevelopment of part of the existing natural turf playing fields and an adjacent unused overgrown section of the natural	Recommendation: No Objection provided that suitable conditions are placed on the grant (see letter)

	turf sports field into two synthetic grass surfaced sports pitches with perimeter fencing, floodlighting and associated features including new paths and warm up areas. Land off Pavilion Drive	Outcome: Granted
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15.61.03. Planning Appeals

None.

15.62. Planning Matters

15.62.01. **To consider any current Section 106 Agreements and those due in 2016.**

No update received and this to be placed on the next Agenda.

15.62.02. **To note any updates for 15/01719/VAR Lamorna 11 Glapthorn Road.**

No updates received from East Northants Planning Department and this to be followed up. To note the Planning Committee are very unhappy at further breach of conditions.

15.62.03. **To note postal numbering decision from ENC re: 15 Market Place.**

Noted.

15.62.04. **To review Oundle Town Council planning guidance document.**

No appropriate changes to be made at this moment and the document is to be reviewed when the Neighbourhood Plan has been finalised.

15.62.05. **To review advertising/'A' Boards Policy from ENC/NCC.**

No update forthcoming and this is to be chased up again with ENC and NCC and placed on the next Planning Committee Agenda. This item is to be mentioned informally at the meeting on 14th January 2016 with OADTC and OTC, as Cllr King would like to investigate if any evidence of obstruction on footpaths has been noted as a balance needs to be achieved. Cllr N Oakes will obtain any photographic/written evidence for this review.

15.62.06. **To consider street names for the development of former Playing Field, Glapthorn Road, Oundle.**

Due to time constraints the following suggestions were made by the office and accepted by Persimmon Homes – Cricketers Way, Rugby Close, Prince George Drive and Greenfields Drive.

15.63. Consultations/Correspondence

15.63.01. **To consider NNJC Strategy Responses.**

Cllr Stearn to be asked if he could attend the next Planning Committee Meeting for an update of the latest focus changes in the NNJCS document to the new housing requirements as he is preparing the Housing document for the NPPSC.

15.63.02. **To consider Northants ACRE: Consultation on proposed changes to National Planning Policy.**

These changes are open for review and the response date is 25th January 2016. Cllr Chapple will review and send in any response necessary.

15.63.03 **Future of primary school site from Atkins Ltd – NCC Land Disposal.**

This item to be reviewed by the Planning Committee on 2nd February 2016 prior to discussion at the next Full Council Meeting on 16th February 2016 to enable a response to be sent to the proposals by the closing date of 19th February 2016. All PC Committee members are asked to review the document before the next meeting which was sent to them by the Town Clerk on 23rd December 2016.

15.63.04. **To note correspondence from Gill Potts re: new development at Laxton Gardens.**

Noted. Gill Potts to be asked if she will keep us informed of any further correspondence from Paul John Construction and/or East Northants Council and Cllr N Oakes to keep us updated with any photographs/response details.

15.63.05. **To note correspondence from received Lorraine Hedges re: Attendance at last Planning Committee Meeting.**

This was noted and it was good to hear that she is reassured that Oundle Town Council take considerable time and energy to deal with all planning matters.

15.63.06. **To consider Draft Northamptonshire Parking Standards Consultation**

This document has been discussed by Mark Felton and the NP Scrutiny Committee. Cllr S Oakes, Cllr N Oakes and Cllr Chapple to review and any further comments to be discussed at the next Planning Committee Meeting. Response required by 8th February 2016.

15.64. Any Other Relevant Matters for Report

Cllr King reported that Housing allocation and Green Spaces are on the Agenda for the next NPPSC on Tuesday 26th January 2016.

There being no further business the meeting was declared closed at 9.20pm

Signed.....  Dated..... 2 - 2 - 2016.