



Oundle Town Council

Fletton House, Fletton Way, Oundle, Peterborough, PE8 4JA

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Minutes of the Planning Committee Meeting held on Tuesday 1st February 2022 at 7.30pm in the Oundle Suite, Fletton House.

Present: Cllr David Chapple, Cllr Val Chesser, Cllr Jamie Arnold, Cllr Luke Jones and Cllr Paul Davis.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC21.68 To receive and accept apologies for absence – Cllr David Fuller - Accepted.

PC21.69 Representation of Interested Parties – None.
A period of no longer than 2 minutes will be allocated for members of the public to address the meeting about items on this agenda **at the Chairman’s discretion.**
(*Standing Order 3f*).

PC21.70 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).

21.70.01 Disclosable Pecuniary Interests – None.

21.70.02 Other Interest – Cllr Chapple – Items 21.72.01.01 & 02 – Applicants know to Cllr Chapple in a personal or professional manner.

PC21.71 Minutes of the previous meetings.
Proposition: *‘To approve and sign minutes of the Planning Committee meeting held on 4th January 2022 as an accurate record’ (Standing Order 12)*

Proposed: Cllr Davis

Seconded: Cllr Chesser

Resolved: All in favour

PC21.72 Planning Applications.
Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC21.72.01 Planning Applications

Item	Reference	Details
21.72.01.01	NE/21/01785/FUL & NE/21/01786/LBC 19 West Street, PE8 4EJ Lloyd Mills	Replacement of existing wooden single glazed windows (partly rotten), with UPV double glazed units of almost identical woodgrain finish and design (Retrospective). Oundle Town Council objects to the application.

		<p>The building is a seventeenth century grade 2 listed building in the conservation area. The applicant should not have undertaken any work on the property without first applying for and obtaining consent and could and should have sought advice from the conservation officer even before submitting an application. If the application had not been made retrospectively the council would have objected unless satisfied that replacement of each window was necessary taking the view that they should have been properly repaired if capable of being repaired and provided that any required replacement window/windows was/were appropriate. The council believes that this would have meant a 'like for like' replacement with single glazed windows in replica wooden frames. The council appreciates that double glazed windows have advantages over single glazed ones and would not have objected had the applicants sought to have secondary glazing fitted if the same could be installed in a way acceptable to the conservation officer.</p> <p>The council is very concerned that granting retrospective consent would potentially set a dangerous precedent and would certainly do nothing to discourage others from undertaking works on a listed building/within the conservation area without the required consent.</p> <p>The windows that have been fitted are inappropriate and should be removed. They are to the detriment of the listed building itself and to the conservation area more generally.</p>
21.72.01.02	<p>NE/22/00063/TCA 2 Herne Road, PE8 4BS Brian Ogden</p>	<p>T1 - Sycamore - crown lift to 4m; T2 - Hornbeam - Thin 10% and crown lift over highway to 5.2m.</p> <p>Oundle Town Council does not object to the proposed tree works in respect of the sycamore but is concerned at the works proposed in relation to the hornbeam. Given the nature of the tree and its location the council invites the tree officer to consider whether the tree should be made subject to a tree preservation order so that any tree husbandry undertaken is only undertaken if necessary and if undertaken appropriately.</p>
21.72.01.02	<p>NE/21/01801/FUL 3 Benefield Court, Benefield Road, PE8 4DD Ellen Carr</p>	<p>Single storey rear extension, changes to fenestration and larger rear terrace.</p> <p>Oundle Town Council objects to the application.</p>

		<p>The council does not object to the proposed rear extension but does object to the works proposed for the front of the property. Although the property is not located within the conservation area its proximity to the conservation area makes it important that the proposed works do not adversely impact upon the conservation area and the council believes that they would do so. The property forms part of a group of properties which were built with and retain a unified approach to their frontages. The proposed works are not compatible with that unified approach and would detract from the visual appearance of the group of properties as a whole.</p>
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PC21.72.02 Planning Outcomes: Noted.

Item	Reference	Outcome
21.72.02.01	<p>NE/21/01670/LBC 13 Market Place, PE8 4BA Repair, maintenance and partial replacement of existing timber windows on the first and second floor of the front elevation (Re-submission of NE/21/00820/LBC).</p>	<p>Recommendation: No objection subject to the views of the Conservation Officer and the Ancient Monuments Society. Outcome: GRANTED 11/01/2022</p>
21.72.02.02	<p>NE/21/01496/FUL 3 South Bridge Close, PE8 4DH Single Storey rear infill extension, replacement of flat roof over the existing garage with pitched roof. Replacement windows and render of whole property.</p>	<p>Recommendation: No objection. Outcome: GRANTED 24/01/2022</p>
21.72.02.03	<p>NE/21/01592/FUL 2 Lime Avenue, PE8 4PJ Side extension to form new Garage and Utility; Rear/Side extension to form new Dining Room; Installation of 2No roof windows to front elevation; Replacement of existing cantilever front entrance canopy with new timber clad and tiled cantilever canopy;</p>	<p>Recommendation: No objection provided that the new construction is not too close to the boundary with the neighbouring property 2b. Outcome: GRANTED 24/01/2022</p>

	Alteration of window openings to rear elevation.	
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- PC21.72.03** **Planning Appeals – 20/00173/FUL** Abbott House Residential Home Historic, Glapthorn Road, PE8 4JA. Hearing date 25/01/2022 @ 10am. The Chair asked the Dep Clerk to look into the outcome of this hearing and email Case Officer Amie Baxter.
- PC21.73** Planning Advisory Panel – Discuss and decide invitations to join this panel. The Chair asked that Councillors email names and addresses of potential invitees to the Advisory Panel to the Dep Clerk. The Chair and Dep Clerk would then put together an invitation letter to be sent once approved by the Planning Committee.
- PC21.74** To receive update correspondence from STAUNCH – Received.
- PC21.75** To receive Final Consultation Statement correspondence from – Received.
- PC21.76** To receive Adoption of Lytham Park Notice from NNC – Received.
- PC21.77** To receive CSA Ecological Impact Assessment Document and discuss concerns regarding proposed development and impact on local bat population – Received
Cllrs discussed the concerns of local residents and decided to contact NNC to express these concerns. It was also decided to include a local bat expert into the correspondence to get their views on the matter. Cllr Chesser to forward the name of the local bat expert to Cllr Chapple/Dep Clerk asap.
- PC21.78** To receive reply from NNC Principal Development Management Officer, discuss and decide next steps – Received – It was acknowledged that, although the response from NNC to OTC’s meeting invitation was disappointing, especially in view of how informative the Senior Tree Officers presentation had been, it was understandable.
It was therefore decided that if there were specific issue and questions then these would be put to the relevant Planning Officers as and when necessary, as per the Principal Officer’s advice.
- PC21.79** Attendance at the Feb 21st NNC Regional Planning Meeting - Cotterstock/St Peters Road - Discuss and decide next steps.
The Chair asked anyone interested in attending to let The Clerk or Deputy know ASAP.
- PC21.80** **Any Other Relevant Matters for Report Only.**
NNC Call for sites information to be included on March PCM Agenda.

Meeting ended: 9.31pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (1st March 2022) is: Thursday 24th February 2022 - 12 noon

ZAC
1/3/22