



Oundle Town Council

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

Telephone: 01832 272055

Email: admin@oundle.gov.uk Website: www.oundle.gov.uk

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

Present: Cllr David Chapple, Cllr Jamie Arnold, Cllr Luke Jones, Cllr Paul Davis and Cllr Rupert Reichhold.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC21.86 To receive and accept apologies for absence – Cllr’s Chesser & Fuller - Accepted.

PC21.87 **Representation of Interested Parties** – Carol Ankers – Item 21.90.01.01 – 3 Benefield Court.

A period of no longer than 3 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*).

Mrs Ankers represented the residents of Benefield Court and read a prepared statement outlining the relevant objections.

PC21.88 **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).

21.88.01 Disclosable Pecuniary Interests – None.

21.88.02 Other Interest – Cllr Chapple – Item 21.90.01.07 – Cllr Chapple’s mother is a resident at Abbott house.

PC21.89 **Minutes of the previous meetings.**

Proposition: *‘To approve and sign minutes of the Planning Committee meeting held on 1st February 2022 as an accurate record’ (Standing Order 12)*

Proposed: Cllr Davis

Seconded: Cllr Jones

Resolved: All in favour


Proposition: *‘To approve and sign minutes of the Extraordinary Planning Committee meeting held on 7th February 2022 as an accurate record’ (Standing Order 12)*

Proposed: Cllr Davis

Seconded: Cllr Arnold

Resolved: All in favour

PC21.90 **Planning Applications - Please note:** Councillors are asked to review the Planning Applications before the meeting commences.



Cllr Luke Jones

PC21.90.01 Planning Applications

Item	Reference	Details
21.90.01.01	<p>NE/21/01801/FUL 3 Benefield Court, Benefield Road, PE8 4DD</p>	<p>Single storey rear extension, changes to fenestration and larger rear terrace.</p> <p>OTC Comments from PCM 01/02/2022: 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> <p>OTC Comments from PCM 01/03/2022: Subsequent to the submission of its response to this application the council received representations from the Benefield Court (Oundle) Management Company and residents of Benefield Court in connection with the application which, had they been available to the council at the time it submitted its original response would have led to a different response being submitted. In its original response objecting to the application the council stated: "The council does not object to the proposed rear extension but does object to the works proposed for the front of the property."</p> <p>We should like to replace this sentence with the following while retaining the rest of the previous submission:</p> <p>"The proposed works would undermine the aesthetic integrity of Benefield Court and are not compliant with the Town Council's Design Statement and would adversely impact the visual appearance of Benefield Court from the Stoke Doyle Road approach to the town. The demolition of the garden wall and its replacement with a black metal fence would not be in keeping with the remainder of the rear elevation and neither would the use of a large expanse of glass in black frames given that the neighbouring properties have either white uPVC or pastel coloured frames. Similarly, the black metal railings to the first floor roof terrace and second floor Juliet balcony would be</p>



		visually intrusive. The proposed windows in the side elevation and the extension of the roof terrace would potentially raise issues of overlooking and loss of privacy.”
21.90.01.02	NE/22/00123/FUL 110 South Road, PE8 4BP Jennifer Wallis	Proposed single bedroom bungalow in garden of existing dwelling. No objection.
21.90.01.03	NE/22/00221/TPO 91 Glaphorn Road, PE8 4PR Brian Ogden	T1 Cherry- Fell- Tree dead. T3 Sycamore- Fell- In severe decline unlikely to survive, branches breaking off into car park. T4 Walnut- Crown reduce by 5m bring it down to 8m height- in decline, extensive decay throughout crown, necrosis of the bark in places, recent loss of branches. OTC would object to the felling of one or both of these trees, unless the Tree Officer agrees it is necessary. OTC would not object to the proposal of the crown reduction to the walnut tree, provided the work is undertaken in a way acceptable to the Tree Officer.
21.90.01.04	NE/22/00143/FUL 25 North Street, PE8 4AL Ian Baish	Erection of a new timber shed. No objection.
21.90.01.05	NE/22/00117/FUL & NE/22/00118/LBC The Old Town Hall, PE8 4BA Lloyd Mills	Retrospective application for replacement doors and a new internal floor. No objection.
21.90.01.06	NE/21/01819/LBC The Old Town Hall, PE8 4BA Lloyd Mills	Installation of individual built up stainless steel letters - powder coated black. Protruding sign - Existing black steel brackets - panel to be double sided metal powder coated black. OTC repeat part of their last comment as follows: Precautions to protect the fabric of the building should be taken as was the case for the similar application relating to the same building of Sharman Quinney, planning number 18/01741/LBC in 2018 with the imposition of similar conditions restricting how the lettering is attached to the building. Subject to any contrary view of the Conservation Officer OTC do not object to the proposed hanging sign.
21.90.01.07	NE/22/00101/FUL Abbott House New Residential Care Home, PE8 4JA – Amie Baxter	Single storey extension to existing care home, to create eight additional bedrooms and associated communal and parking facilities. OTC support this application as we see it meets a need in the community.
21.90.01.08	NE/22/00134/LDP 20 New Road, PE8 4LB	Loft conversion with flat roof dormer to rear elevation and 3 rooflights to front elevation. Not consulted – for information only.

PC21.90.02 Planning Outcomes: Noted.

Item	Reference	Outcome
21.90.02.01	NE/21/01743/TCA 17 North Street, PE8 4AL Contorted Willow (T1) Re-pollard back to previous pollard points.	Recommendation: No objection subject to any contrary views of the Tree Officer. Outcome: GRANTED 10/02/2022
21.90.02.02	NE/21/01825/FUL 2 South Bridge Close, PE8 4DH First floor side extension.	Recommendation: No objection. Outcome: GRANTED 16/02/2022
21.90.02.03	NE/21/01772/FUL 5 Herons Wood, PE8 4HW Replacement of existing pyramid style garage roof with gable ended pitched roof.	Recommendation: No objection. Outcome: GRANTED 02/02/2022
21.90.02.04	NE/21/01514/TPO 22 Creed Road, PE8 4QN Fell mature ash tree T1 TPO 0188 to ground level and replant.	Recommendation: The Committee would prefer the tree not to be felled but defer to the views of the Tree Officer. Outcome: REFUSED 27/01/2022
21.90.02.05	NE/21/01550/TPO & NE/21/01551/TPO 46 Creed Road, PE8 4QN T1 - Ash - Reduce northern trunk by up to 5m. Reduce remainder by up to 2m (to previous reduced dimensions); T2 - Ash - Fell to ground level, replace with new species; T3 & T4 - Ash - Reduce remainder by up to 2m (to previous reduced dimensions). T1 - Ash - reduce by up to 2m (to previous dimensions).	Recommendation: OTC have no objections to the proposed tree works save in relation to T2 – Ash – Fell to ground level. The committee would prefer the tree not be felled but defer to the views of the Tree Officer. Outcome: GRANTED 27/01/2022 & 28/01/2022
21.90.02.06	NE/21/01809/FUL & NE/21/01810/LBC Berrystead Barn, 10 Duck Lane, PE8 4DY Conversion of the Berrystead Barn ancillary accommodation linked to Scott House, including opening up original	Recommendation: No objection subject to any contrary views of the Conservation Officer. Outcome: GRANTED 22/02/2022

	<p>masonry wall between Berrystead Barn and Scott House, and changes to fenestration.</p> <p>Internal and external alterations to Berrystead Barn and Scott House, including opening up original masonry wall between Berrystead Barn and Scott House, and changes to fenestration to Berrystead Barn.</p>	
--	--	--

PC21.90.03 Planning Appeals – None.

PC21.91 Call for Sites – Discuss NNC’s Housing and Economic Land Availability Assessment (HELAA) and decide next steps.
 Cllr Chapple highlighted the sites originally mentioned in OTC’s Neighbourhood Plan and expressed his concerns as to the whether the landowners would now be aware of this latest call for sites for NNC’s HELAA.
 It was decided that OTC would forward this information to the landowners of the identified sites.
 It was also decided that this item would be raised under Planning at the next Full Council Meeting for OTC to consider if any land, owned by OTC, should be proposed in this regard.

Proposed: Cllr Davis

Seconded: Cllr Chapple

Resolved: All in favour

PC21.92 East Northamptonshire Part 2 Local Plan – Examination Arrangements, discuss and decide next steps.
 It was decided that a Representative from OTC would attend the Examination Day on the 6th April 2022. Cllr Arnold offered to attend and Cllr Chapple advised he would check his availability for that day. EO to notify the Programme Officer Ian Kemp.

PC21.93 **Any Other Relevant Matters for Report Only.**
 Cllr Arnold asked for an update regarding NNC’s Area Planning Committee Meeting held on the 21st February regarding the St Peter’s/Cotterstock Road development.
 Cllr Davis update the Committee regarding a meeting residents held with Helen Harrison regarding the Stoke Doyle Road development.
 Cllr Chapple updated the Committee on issues regarding Riverside Maltings. Residents of listed buildings in Riverside Maltings have successfully convinced English Heritage to de-list these buildings. Cllr Chapple highlighted that OTC were neither consulted on, nor notified of this.
 Cllr Chapple updated the Committee regarding the successful candidate at the recent NNC election and his subsequent interactions with members of Oundle Town Council, particularly regarding planning matters.
 Cllr Chapple requested the previous Transport Studies carried out for



Cotterstock/St Peter's Road, St Christopher's Drive and Stoke Doyle Road developments be forwarded to the people undertaking our current Transport Study. EO to look into this.

Meeting ended: 9.30pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (5th April 2022) is: Thursday 31st March 2022 - 12 noon

A handwritten signature in black ink, consisting of a stylized, cursive 'S' followed by a long horizontal stroke that curves upwards at the end.

S/4/22