



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 November 2022 at 7.30pm in the Oundle Suite, Fletton House.

Present: Cllr Jamie Arnold, Cllr David Chapple, Cllr Val Chesser Cllr David Fuller and Cllr Luke Jones

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC22.54 To receive and accept apologies for absence - None.

PC22.55 Representation of Interested Parties - None.

PC22.56 **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).

22.56.01 Disclosable Pecuniary Interests – None.

22.56.02 Other Interest – Item 22.58.01.01 – All Councillors as OTC have the Market Rights on the Market Place.

PC22.57 **Minutes of the previous meetings.**

Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 4th October 2022 as an accurate record'* (*Standing Order 12*)

Proposed: Cllr Chesser **Seconded:** Cllr Jones **Agreed:** All in favour

PC22.58 **Planning Applications - Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

PC22.58.01 **Planning Applications:**

Item	Reference	Details
22.58.01.01	NE/22/01282/PNT Oundle Market Place Chris Hill	Installation of a 18m slim line monopole, H3G antennas, GPS module and equipment cabinets. Our Comments to Clarke Telecom on the 06/10/2022 were: The Planning Committee agreed unanimously to strongly object to the suggested location of the Radio Base Station in the Market Place. They agreed they are willing to discuss other potential

		<p>locations further with Clarke Telecom but feel very strongly that the Market Place is not an acceptable location. The Market Place falls within the conservation area. The Market Place has many historical Grade II, Grade II Star and Grade 1 listed buildings either within the Market Place or in close proximity to it.</p> <p>OTC PC official comments submitted on 2/11/22: Oundle Town Council strongly objects to the application.</p> <ol style="list-style-type: none"> 1. The proposed location in the Market Place is entirely inappropriate: The antenna would seriously adversely affect the nearby Grade 2 listed former Town Hall. The antenna would also seriously adversely affect the numerous other listed buildings in the Market Place. The antenna would also seriously adversely visually impact the Market Place itself and the wider Conservation Area within which the Market Place is contained. In each case due to its height and general appearance. 2. The antenna and the associated equipment cabinets would adversely impact the markets which take place each week on a Thursday as well as the monthly farmer's markets and other special events by using space in the Market Place currently and historically used by stall holders and shoppers. 3. The council is concerned about the possible effect that the antenna might have upon people using the Market Place and particularly those living in the properties that surround the Market Place. 4. The council wonders whether erecting a mast in an area closely surrounded by tall stone buildings would reduce its effectiveness.
22.58.01.02	<p>NE/22/01109/LBC The Ship Inn, 18 West Street, PE8 4EF Lloyd Mills</p>	<p>Internal repairs and refurbishment works to 1st floor; repairs to Collyweston slate roofs and gutters; repairs to first floor sash window; repointing of rear wall and repairs to salt-damaged stonework to front.</p> <p>No objection unless the Conservation Officer objects to what is proposed. The council is, however, concerned to note that some exterior and some</p>

		interior works have already been completed and the consequential retrospective elements of the application since this suggests that work has been undertaken without such works being approved in advance by the Conservation Officer.
22.58.01.03	NE/22/01265/FUL 33 West Street, PE8 4EJ Ellen Carr	Removal of garden building and addition of two new detached garden buildings. No objection.
22.58.01.04	NE/22/01304/OUT Warren Bridge, Oundle. NO PAPERWORK at the time of meeting. Paperwork came in on 4/11/22	Outline: Erection of up to nine dwellings (All matters reserved except access). OTC object to this application – See attached document.
22.58.01.05	NE/22/01301/FUL Garage Block adjacent 76 St Peter's Road, PE8 4NQ NO PAPERWORK at the time of meeting. Paperwork came in on 4/11/22	Demolition of existing garages and construction of 2 affordable bungalows with associated landscaping and parking. Although the council does not object to the application and accepts the desirability of the proposed two bedroomed bungalow accommodation given identified housing needs in Oundle, it is concerned at what appears to have been a lack of consultation with the existing users of the garages. The council is worried that additional vehicles could be displaced and end up parking in the road notwithstanding the availability of alternative garage provision nearby given that the location of such garaging is likely to be less convenient for current users. The council would hope that all existing garage users would be offered alternative garaging by the applicant and assisted with moving items currently stored in the existing garages to such alternative garaging.

PC22.58.02 Planning Outcomes: Noted.

Item	Reference	Outcome
22.58.02.01	NE/22/00499/FUL 1 New Road, PE8 4LA Ellen Carr Single storey side extension for disabled user.	Recommendation: No objection subject to compliance with Highways current parking standards. Outcome: GRANTED 29/09/2022
22.58.02.02	NE/22/00699/VAR Waitrose, 66 East Road, PE8 4BZ Variation of conditions 16 and 20 to remove the current HGV delivery	Recommendation: Comments from July PCM: OTC object to this variation. These conditions were imposed as the store is close to a number of residential properties, the removal of the conditions could be detrimental to the residential amenity.

	hours restriction of 06:00 to 22:00 Mondays to Sundays at the Waitrose foodstore pursuant to 12/01051/FUL. Demolition of existing buildings on site and erection of a Class A1 foodstore (2,203 sqm gross floorspace) and ancillary cafe, together with access and car park providing 157 spaces, servicing and landscaping.	Pete Baish asked if OTC wish to maintain objection, OTC discussed at September PCM and agreed to maintain objection. David Chapple sent an email detailing reasons. Outcome: GRANTED 30/09/2022
22.58.02.03	NE/22/00843/FUL Oundle CE Primary School. Cotterstock Road, PE8 5HA Installation of new Air Source Heat Pump and associated works.	Recommendation: No objection - OTC support this application. Outcome: GRANTED 7/10/2022
22.58.02.04	NE/22/00305/FUL Prince William School Herne Road Oundle Peterborough PE8 4BS Demolition of the existing sports hall, creation of a new landscaped plaza opposite the main entrance, a new sports hall for school and community use including school exams, alterations to the existing car park for school buses and cars, including a new traffic island, pupil drop-off and collection area, and safe crossing points.	Recommendation: The council welcomes the proposed improvements/additional facilities but would request the Applicant to address the issues raised by the police/community safety. OTC would object to the replacement sports hall unless constructed to a specification approved by Sport England. Outcome: GRANTED 7/10/2022
22.58.02.05	NE/22/00900/FUL 51 Rock Road, PE8 4LN Susie Russell Single storey rear extension.	Recommendation: No objection. Outcome: GRANTED 7/10/2022
22.58.02.06	NE/22/01055/TCA Melton House, 42 West Street, PE8 4EF Brian Ogden	Recommendation: No objection subject to any contrary views of the Tree Officer. Outcome: GRANTED 11/10/2022

ZAGH

	<p>Conifer tree (labelled T1) to be felled. The conifer tree is of low amenity value and is currently crowding out and shading native ash and lime trees. The conifer tree is in poor health and draws nutrition away from the adjacent native trees. Due to its excessive size, there is also an issue of damage and access to the listed stone wall behind the conifer tree. There should be no need to replant as the ash and lime will be free to flourish.</p>	
22.58.02.07	<p>NE/22/00524/FUL 20C Benefield Road, PE8 4ET Sunny Bains Erection of a two storey side extension, with rear projection first floor and ground floor level. Front ground floor extension. Replacement doors and windows. Material changes to the external elevations. Demolitions of existing garage and addition of a single garage.</p>	<p>Recommendation: OTC support this application and recommend approval. Outcome: GRANTED 25/10/2022</p>

PC22.58.03 Planning Appeals – None.

PC22.59 STAUNCH - To discuss information provided by STAUNCH representatives at the October Meeting, discuss formal objection to development and decide next steps for OTC.


It was decided to put both applications on the agenda for OTC's next Planning Committee Meeting on the 6th December with a view to formulating an official objection. The objection to then be put to Full Council for approval on the 20th December before submission to NNC.

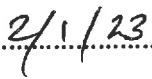
It was also decided that OTC could show support for this by advertising it on our Social Media platforms to raise more awareness and encourage more comments/objections.

- PC22.60** **Planning Advisory Panel** – discuss progress and decide next steps.
Slow uptake on the invite. Cllr Chapple to contact those who have expressed interest to discuss further.
- PC22.61** Receive letter of complaint from resident regarding the Vistry Cotterstock/St Peter’s Road development and their failure to meet certain planning conditions.
Discuss and decide next steps.
DC to contact resident to establish if they have since received any response. Cllr Chapple to structure a letter of complaint to the development company and to NNC Planning Enforcement as to why conditions are not being met or enforced.
- PC22.62** **Any Other Relevant Matters for Report Only.**
Cllr Chapple discussed the possibility of the Bierton’s old dairy farm being another potential site for development.

Meeting ended: 9.04pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (6th December 2022) is: Thursday 1st December 2022 - 12 noon.

Signature:..........

Dated:..........

NE/22/01304/OUT FOR THE ERECTION OF UP TO NINE DWELLINGS ON LAND OFF WARREN BRIDGE AND APPROVAL OF SITE ACCESS

Response of OTC to planning consultation submitted 14/11/2022

Oundle Town Council OBJECTS to the application.

HOUSING NEED

Although the site is suitable for some residential development there is no need for further residential provision in Oundle to 2031 given that the joint core strategy minimum development number for the town to that date is already exceeded by virtue of the planning permission granted for residential development for land off Cotterstock Road and off St Christophers Drive and there is no satisfactory evidence to show a need for this additional housing provision in Oundle at the present time.

INFRASTRUCTURE

The town's infrastructure is under considerable pressure in many areas already and any further residential development will exacerbate the concerns that exist in a number of areas. The council is extremely concerned that the Oundle Clinical Commissioning Group has previously stated that there is not sufficient capacity in the local primary healthcare system.

ROAD SAFETY

The council is concerned by the impact of the proposed development on the Stoke Doyle Road and specifically the bridge at Warren Bridge. It is also concerned that there is no adequate footpath provision at the bridge at present leaving pedestrians to have to walk in the road.

IMPACT OF ANY DEVELOPMENT OF ADJACENT SITE

There is an application for the residential development of adjoining land off Stoke Doyle Road and to the rear of the cemetery (NE/21/00742/FUL) and any decision on this application should be deferred pending determination of that application since if permission is granted for the residential development of the adjoining land the two sites should be viewed as a single development and there should be section 106 requirements affecting both that site and this one with regard to infrastructure improvements and financial contributions to ensure the mitigation of the effects of the development on early years and primary educational provision.

If despite the council's objections outline permission is granted then in due course the council seeks:

A CONSTRUCTION MANAGEMENT PLAN

A construction management plan must be in place both to ensure that the on-site works cause as little nuisance as possible to existing residents and to minimise the impact on traffic using the bridge both to access Oundle from the Stoke Doyle direction and vice versa. This must include nuisance resulting from noise, smell, smoke, dust or mud and must restrict movements to and from the site and on-site work to set hours (Monday to Friday 0800 to 1800 and Saturday 0800 to 1300 with no work permitted on Sundays or bank holidays.

A SURFACE WATER DRAINAGE SCHEME

A LANDSCAPE AND ECOLOGICAL PLAN AND A CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

AN ARCHAEOLOGICAL INVESTIGATION

A scheme for archaeological investigation of the site prior to commencement of development to be produced in consultation with the County Archaeological advisor.

The council notes that the developer's potential site plan leaves areas of undeveloped land either side of the land on which the dwellings would be constructed. The council would wish any application for full permission to adopt such a layout of the site.