



# Oundle Town Council

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**Minutes of the Planning Committee Meeting held on Tuesday 2<sup>nd</sup> August 2022 at 7.30pm in the Oundle Suite, Fletton House.**

**Present:** Cllr Jamie Arnold, Cllr David Chapple, Cllr Ian Clark, Cllr Luke Jones & Cllr Rupert Reichhold.

Two members of the public were also in attendance.

**Minutes:** Lisa Allan – Deputy Clerk & Estates Officer

**PC22.29** To receive and accept apologies for absence - Cllr's Davis, Desbois, Fuller, Holland & Hutton, apologies accepted.

**PC22.30** **Representation of Interested Parties** – Mr Tim Daber spoke on behalf of the residents in Benefield Court outlining the continued objections to this revised application - Item 22.33.01.05 - NE/22/00893/FUL 3 Benefield Court, PE8 4DD.

**PC22.31** **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).

**22.31.01** Disclosable Pecuniary Interests – None.

**22.31.02** Other Interest – Cllr Reichhold Item 22.33.01.01 – Cllr Reichhold lives next door to this proposed development.

Cllr Jones Item 22.33.01.04 – Cllr Jones works for Oundle School (The Applicant).

Cllr Chapple Item 22.33.01.04 – Family member is buying a property which has a shared boundary with Oundle School.

Cllr Clark Item 22.33.01.04 – Cllr Clark also works for Oundle School and is a resident of St Peter's Road.

**PC22.32** **Minutes of the previous meetings.**

**Proposition:** 'To approve and sign minutes of the Planning Committee meeting held on 5<sup>th</sup> July 2022 as an accurate record' (*Standing Order 12*)

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

**PC22.33** **Planning Applications - Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

In view of the attendance of Mr Daber & Mrs Ankers, it was agreed that discussion of **NE/22/00893/FUL 3 Benefield Court, PE8 4DD** (Single storey rear extension, changes to fenestration, larger rear terrace and ground floor remodelling of an

existing semi-detached three-storey dwelling) should be moved to the beginning of agenda items listed. OTC's agreed comments were:

**OTC CONSULTATION RESPONSE TO REVISED PLANS:**

**NE/22/00893/FUL 3 BENEFIELD COURT**

The council has considered the changes made by this application to the previous application NE/21/01801/FUL which was refused but does not believe that the changes make the application acceptable and, therefore, objects to the present application whilst welcoming some of the changes to the original plans.

Although the property is not in the conservation area its proximity to the conservation area makes it important that the proposed works should not adversely impact the conservation area. The works proposed to the front of the property would have an adverse impact upon the conservation area. They would also have an adverse effect upon the neighbouring properties in Benefield Court. The property forms part of a group of properties which were built with and retain a unified approach to their frontages and the proposed changes are not compatible with that unified approach and would detract from the visual appearance of the group of properties as a whole. The proposed works to the rear of the property are not compatible with the unified approach of the buildings in Benefield Court and would detract from the visual appearance of the group of properties as a whole and would adversely impact the visual appearance of Benefield Court across open land from the important Stoke Doyle Road approach to the town.

The proposed windows in the side elevation and the extension of the roof terrace raise issues of overlooking and loss of privacy.

**PC22.33.01 Planning Applications:**

Item	Reference	Details
22.33.01.01	<b>NE/21/00742/FUL Land to the rear of Cemetery, Stoke Doyle Road, Oundle. Pete Baish.</b>	<b>Amended Plans 30/06/2022</b> Erection of 53 No dwellings with associated open space, parking, landscaping and access. <b>Revised Comments attached.</b>
22.33.01.02	<b>NE/22/00827/FUL 33 West Street, PE8 4EJ Ellen Carr  NE/22/00828/LBC</b>	Conversion and extension of outbuilding into ancillary accommodation; Internal and external alterations to main dwelling including addition of new railings and steps to front of house; replacement of glazed lobby to rear of building, replacing brick facade with stone, alterations to fenestration including new bathroom window. Internal and external alterations to main dwelling including addition of new railings and steps to front of house, repairs to boundary wall and coursed rubble stone walling, replacement of glazed lobby to rear of building, replacing brick facade with stone, alterations to fenestration including new bathroom window. <b>No objection subject to any contrary views of the Conservation Officer.</b>
22.33.01.03	<b>NE/22/00883/TPO 22 Creed Road, PE8 4QN Brian Ogden</b>	T1- Ash - Remove crown and leave as a monolith at lowest fork. Tree has Hymenoscyphus fraxineus and signs of stress on lower main stem. Should tree fail it could fall on to public footpath risking public safety

		<p>and/or damage to property. Tree crown is getting noticeably sparser and tips are beginning to die back - all early signs of ash dieback (see photo 1 and 2)</p> <p>There is a large stress crack forming on north side of trunk. Beginning at the lowest fork continuing half way down main stem, hosting <i>Daldinia concentrica</i>, suggesting decay in main stem (see photo 3,4 and 5).</p> <p>Tree is to be left as a standing monolith from the first fork- Providing vital habitat as the tree continues to decline. A smaller native tree such as a Crab apple or <i>Sorbus</i> will also be planted close by to benefit wildlife.</p> <p><b>No objection subject to any contrary views of the Tree Officer.</b></p>
22.33.01.04	<p><b>NE/22/00881/TCA</b>  <b>The Gascoigne Building, 3</b>  <b>North Street, PE8 4AL</b>  <b>Brian Ogden</b></p>	<p>The trees along the eastern boundary wall (807 - 816) of the Gascoigne car park that overhang the rear gardens of 25 - 47 North Street, see location plan D7. To reduce the overhang and encroachment over the rear gardens by a maximum of 4 metres so that the neighbours are better able to enjoy their private spaces, shorten the branches from those boundary trees to suitable growing points. Balance the overall crown shape by local sympathetic branch reduction, to suitable growing points. Remove self-set seedlings less than 150mm in diameter that are within 2m of the boundary wall to prevent future damage to said wall.</p> <p><b>No objection subject to any contrary views of the Tree Officer.</b></p>
22.33.01.05	<p><b>NE/22/00893/FUL</b>  <b>3 Benefield Court, PE8</b>  <b>4DD</b>  <b>Ellen Carr</b></p>	<p>Single storey rear extension, changes to fenestration, larger rear terrace and ground floor remodelling of an existing semi-detached three-storey dwelling.</p> <p><b>See comments above.</b></p>
22.33.01.06	<p><b>NE/22/00880/FUL</b>  <b>6 Siddons Close, PE8 4QJ</b>  <b>Ian Baish</b></p>	<p>Proposed sun lounge extension (retrospective).</p> <p><b>OTC do not object to this application, but would, however, like to repeat our usual comments that we are unhappy about the retrospective nature of this application.</b></p>
22.33.01.07	<p><b>NE/22/00900/FUL</b>  <b>51 Rock Road, PE8 4LN</b>  <b>Susie Russell</b></p>	<p>Single storey rear extension.</p> <p><b>No objection.</b></p>
22.33.01.08	<p><b>NE/22/00895/TDD</b>  <b>Queen Annes House, 47</b>  <b>West Street, PE8 4EJ</b>  <b>Brian Ogden</b></p>	<p>5 day notice to fell dead Robinia tree in rear garden – validated 11/07/2022</p> <p><b>Status permitted 13/07/2022 - FOR INFORMATION ONLY. Noted.</b></p>

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**PC22.33.02 Planning Outcomes: Noted.**

Item	Reference	Outcome
22.33.02.01	<p><b>NE/22/00510/FUL</b>  <b>Communication Mast, Stoke Doyle Road.</b>                      The removal and replacement of 3 existing radio antennas with 3 new antennas, along with the installation of ancillary equipment upon the existing slimline telecommunications tower.</p>	<p><b>Recommendation: No objection.</b>  <b>Outcome: GRANTED 01/07/2022</b></p>
22.33.02.02	<p><b>NE/21/01833/FUL</b>  <b>26 New Road, PE8 4LB</b>                      Erection of 2 metre high garden wall (retrospective).</p>	<p><b>Recommendation: This never made it on to the Feb Agenda - not sure what happened.</b>  <b>Outcome: GRANTED 04/07/2022</b></p>
22.33.02.03	<p><b>NE/21/01309/REM</b>  <b>Land between St Christopher's Drive and A605 Oundle Bypass</b>                      Reserved Matters approval of Appearance, Landscaping, Layout and Scale pursuant to application number 19/01355/OUT - Outline planning permission for the erection of 65 dwellings and an extra-care facility of up to 65 units.</p>	<p><b>Recommendation: OTC Objected.</b>  <b>Outcome: GRANTED 08/07/2022</b></p>
22.33.02.04	<p><b>NE/21/01330/REM</b>  <b>Land between St Christopher's Drive and A605 Oundle Bypass</b>                      Reserved Matters: design, parking and landscaping for the Extra Care facility comprising of 65no apartments, communal and support facilities pursuant to 19/01355/OUT - Outline planning application for the erection of up to 65</p>	<p><b>Recommendation: OTC Objected.</b>  <b>Outcome: GRANTED 08/07/2022</b></p>

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	<p>dwelling and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access).</p>	
22.33.02.05	<p><b>NE/22/00454/FUL</b>  <b>1 Mildmay Close, PE8 4HB</b>  Single storey side extension and addition of the front porch approved under 15/01707/FUL.</p>	<p><b>Recommendation:</b> Although there is no objection to the building works proposed there is concern as to the adequacy of the available on site parking given the addition of a further bedroom. If there is insufficient parking the council would object.  <b>Outcome:</b> GRANTED 14/07/2022</p>
22.33.02.06	<p><b>NE/22/00493/ADV</b>  <b>Cotterstock Road</b>  Location: OP0038 TL0389 Cotterstock Road Oundle  3 x stack signs, 8 x flags and signage to sales garage.</p>	<p><b>Recommendation:</b> OTC objects to the height of the poles for signage and flags and the dimensions of the signs and flags which would be far too visually intrusive. OTC would object to the proposal for there to be three flag poles either side of the site entrance and considers that there should be no more than one flag on either side. OTC objects to the siting of any flag poles by the sales garage/showroom given its proximity to the site entrance.  <b>Outcome:</b> GRANTED 15/07/2022</p>
22.33.02.07	<p><b>NE/22/00719/TCA</b>  <b>15 Milton Road, PE8 4AB</b>  G1 Group of 9 previously pollarded lime trees, which I've been pollarded at around 10 to 12 ft Re-Pollard and reduce stem height down 7 ft to alleviate excessive shading.</p>	<p><b>Recommendation:</b> OTC are concerned that the planned works seem a little excessive but defer to the views of the Tree Officer.  <b>Outcome:</b> GRANTED 18/07/2022</p>
22.33.02.08	<p><b>NE/22/00688/FUL</b>  <b>Oundle Tennis Club,</b>  <b>St Peter's Road</b>  <b>(Occupation Road) PE8 4NQ</b>  <b>Jacqui Colbourne</b>  The proposal is to construct a raised timber decking to allow disabled access to the side doors on the club house.</p>	<p><b>Recommendation:</b> OTC support this application.  <b>Outcome:</b> GRANTED 21/06/2022</p>

**PC22.33.03 Planning Appeals – None.**

**PC22.34** Report from Cllr Reichhold following the NNC Area Planning Committee Meeting held on 30th June 2022 regarding the site off St Christopher's Drive – discuss

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further and decide next steps.

CLlr Reichhold gave another brief update along with his suggestions for next steps.

It was agreed that OTC would contact NN Cllr Helen Harrison to arrange for herself & key senior NNC colleagues and senior NNC Planning Officers, to meet an appropriately-sized Oundle Town Council delegation to discuss the areas of concern. Meeting date and time TBC.


**PC22.35** Street Naming and Numbering for a new development on Land between St Christopher's Drive and A605 Oundle Bypass - name suggestions for the new roads within the development (Planning Ref: NE/21/01309/REM).  
Discuss and decide response to NNC.

**PC22.36** Any Other Relevant Matters for Report Only.

**Meeting ended: 9.30pm**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (6<sup>th</sup> September 2022) is: Thursday 1<sup>st</sup> September 2022 - 12 noon.**

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

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