



# Oundle Town Council

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**Minutes of the Planning Committee held on Tuesday 2<sup>nd</sup> September 2014 at 7.30pm in the Council Chamber, The Courthouse, Mill Road, Oundle**

**Present:** Cllrs Chapple, Chesser, Clarke, N Oakes, S Oakes and Rose

**Minutes:** Trish Baker

**PC14.26. Apologies for Absence**  
Cllr Radcliffe – Personal

**PC14.27. Minutes and Actions from the Previous Meeting**

14.27.01 **Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 12<sup>th</sup> August as an accurate record' (Standing Order 10c)*

**Proposed:** Cllr N Oakes **Seconded:** Cllr S Oakes **Resolved Unanimously**  
Cllr Rose arrived at 7.34pm

14.27.02 **To review the Action Points from the meeting held on 12 August 2014.**

All action points were completed or discussed in this meeting.

**PC14.28. 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.)

14.28.01 Disclosable Pecuniary Interests

None

14.28.02 Other Interest

Cllr Chapple is a personal friend of the applicant in respect of Item 14.30.01.01

**PC14.29. Representations from Interested Parties**

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 (*Standing Order 3f*).

None

**PC14.30. Planning Applications**

14.30.01 **Planning Applications**

The following planning applications were considered with the

outcomes as noted.

Item	Reference	Outcome
14.30.01.01	EN/14/01373/FUL <u>Oundle Lodge, Stoke Doyle Road</u>	No Objection
14.30.01.02	EN/14/01395/LBC <u>The Old Town Hall, Market Place</u>	No Objection
14.30.01.03	EN/14/01453/FUL <u>15 Market Place</u>	No Objection
14.30.01.04	EN/14/01513/FUL <u>53 North Street</u>	No Objection
14.30.01.05	EN/14/011297/LBC and EN/14/01198/VAR <u>1 Station Road</u>	No Objection: The applicant must make alternative on site provision for parking to replace any parking lost as a result of the development.
14.30.01.06	EN/14/TPO 0277/PTD <u>Land at Oundle School, Milton Road</u>	No Objection
14.30.01.07	15/01117/ADV and 01344/LBC <u>6 Market Place</u>	Objection: Please see separate sheet for full response.

#### 14.30.02 Planning Outcomes

Item	Reference	Outcome
14.30.02.01	EN/14/01118/FUL <u>36 Gordon Road</u>	Recommendation: No Objection Outcome: Granted
14.30.02.02	EN/14/01026/FUL <u>8A Glaphorn Road</u>	Recommendation: No Objection Outcome: Granted
14.30.02.03	EN/14/01064/FUL <u>15 Cotterstock Road</u>	Recommendation: No Objection. Outcome: Granted

#### 14.30.03 Planning Appeals None.

#### 14.31. Planning Matters

14.30.01 To consider any updates to Oundle Town Council's Planning Guidance document.

None

14.31.02 To review the response from ENC and District Cllr Reichhold following consideration of any further actions regarding the approved planning

application: EN/14/00616/FUL Change of use from A1 to A3 at 6 West Street.

After a discussion on the correspondence received and sent it was agreed that as when any responses were received these should be placed on the Agenda for further consideration.

**14.32. Consultations/Correspondence**

14.32.01 To consider letter received from David Reed Head of Planning ENC in response to Colin Ray re: the Electronic Notice Board Market Place Oundle.

Noted.

14.32.02 To consider letter and Consultation Document 'Technical Consultation on Planning' received from Cllr Rupert Reichhold.

Response to the document is going to be lengthy and difficult and time is critical and as such a working party consisting of all members of the planning committee has been set up to consider the document. A meeting will take place on *Thursday 11<sup>th</sup> Sept at 7.30pm* in Chambers and members of the NPWP will be invited to join the meeting in respect of that part of the consultation concerning Neighbourhood Plans.

**14.33. Any Other Relevant Matters for Report**

14.33.01 To consider letter received from OHL Ltd - Charles Lane re: The Oundle Town Neighbourhood Plan: the Preservation of Urban Green Space.

The letter was read to the committee who noted its content. As it appeared that the letter was being sent in support of the site being promoted through the Neighbourhood Plan Call For Sites it was agreed that a letter should be sent in reply indicating that this letter would be taken into consideration as part of the site assessment process already underway.

14.33.02 To consider letter received from Pro Vision Planning & Design on behalf of C & G Properties regarding proposals for residential development at Land to East of Cotterstock Road, and the response to this letter from David and Janice West residents of Cotterstock Road.

Cllr Chapple went through the letter sent to the council and indicated that if councillors wished to debate it or vote in relation to it he would declare a disclosable pecuniary interest in view of the fact that his property is adjacent to the site being promoted for development, and that he would hand over the chair to the deputy chairman and leave the room without taking part in the discussion. If, on the other hand, council was to respond to this letter as it had to other similar letters from site promoters by reference to the Neighbourhood Plan in preparation, then he would not need to withdraw. Councillors agreed that the normal response should be given. Cllr Chapple would arrange

for the Town Clerk to reply appropriately.

The attention of the committee was drawn to some letters written by parishioners to Pro Vision in response, and to the level of interest and concern generated by the letter evidenced by phone calls made to the council by parishioners. It was suggested that Cotterstock should be made aware of the proposal and of the council's reply in view of the possible impact of the proposed development on Cotterstock Village.

**14.33.03 To consider the response sent by Cllr Chapple to Barrie Galpin re: Planning Application for Fineshade Wood.**

As verbal reassurance from ENC planning officers that all comments from interested parties will be accepted up to the date of determination, currently thought to be November, it was decided that this application is to be considered at the planning meeting on 7<sup>th</sup> October (providing the deadline can be changed from 17<sup>th</sup> September) and to invite Mr Galpin to come and speak.

Cllr N Oakes and Cllr Chesser have proposed that the Planning Meeting be changed back to the first Thursday Evening of the month as previously done due to long standing Tuesday evening meeting commitments. Cllr Chapple to approach the office.

There being no further business the meeting closed at 9.22pm

Signed..... Dated.....

**Planning Application: 14/01344/LBC but asked to quote 14/01117/ADV on all correspondence**

**Proposal: Alterations to Listed Building for Rebranding of Tesco Express retail unit, 3 no. fascia signs, 1 no. Fresh Vinyl and 1 no Welcome Vinyl signs applied internally at 6 Market Place Oundle Peterborough PE8 4BQ**

Please see below the response from Oundle Town Council to the above mentioned planning application confirming our **Objection** to this application for the following:

- a) Councillors reiterated their objection to the proposed illuminated sign on the basis that it was contrary to the town council's planning guidance.**
- b) Councillors considered that the application and supporting drawings was not adequate to enable a proper assessment to be made of the impact of these on the building itself and the town centre street scene. They asked that ENC be requested to defer the consideration of the application to enable the applicant to submit revised and clearer drawings, showing what was proposed and the impact of the signage on the frontage as a whole. If this could not be achieved then there would be an objection to the application on the basis that the impact was detrimental to the building and to the street scene.**
- c) Councillors again noted that the plans provided seemed to indicate an intention to replace the front door to the property although permission for this was not being sought. They reiterated that were permission for such an alteration to be sought it would be opposed as being detrimental to the building and the street scene.**

**Signed: ..... On behalf of Oundle Town Council**

**Name: Trish Baker**

**Communications & Administration Officer**