



# Oundle Town Council

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

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## Minutes of the Planning Committee Meeting held on Tuesday 3<sup>rd</sup> January 2023 at 7.30pm in the Oundle Suite, Fletton House.

**Present:** Cllr Jamie Arnold, Cllr David Chapple and Cllr Luke Jones  
Also present to observe Cllr Max Schurer

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

**PC22.69** To receive and accept apologies for absence – Cllr Fuller, apologies accepted.

**PC22.70** Representation of Interested Parties - None.

**PC22.71** **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).

**22.71.01** Disclosable Pecuniary Interests - None

**22.71.02** Other Interest - None

**PC22.72** **Minutes of the previous meetings.**

**Proposition:** 'To approve and sign minutes of the Planning Committee meeting held on 1<sup>st</sup> November 2022 as an accurate record' (*Standing Order 12*)

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

**PC22.73** **Planning Applications - Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

**PC22.73.01** **Planning Applications:**

Item	Reference	Details
22.73.01.01	NE/22/01480/FUL & NE/22/01481/LBC 8 West Street, PE8 4EF. Sunny Bains	Proposed new subdivision of existing retail space, new WC/office area, levelling of floor, and new side shop front.  OTC do not feel the information on the portal shows the proposed alterations. Existing and proposed documents available on the portal for these applications, whilst being slightly different to each other, are all described by the Architect as 'Existing Plans'.

		<p>OTC request this be checked as believe this may be an admin error.</p> <p>Deputy Clerk to contact Planning Officer to obtain proposed plans to enable further consideration and comments from OTC.</p> <p>On the plans submitted OTC objects to the application on the basis that the appearance/construction of the proposed new side shop front is detrimental both to the building and to other listed buildings in its vicinity. OTC requests that it is granted further time to consider the application at its next meeting on 7/2/23 following provision of additional/revised plans.</p>
22.73.01.02	<p><b>NE/22/01498/LBC</b>  <b>The Old Market Hall,</b>  <b>Market Place, PE8 4BA</b>  <b>Lloyd Mills</b></p>	<p>Proposed internal alteration works to first floor office.</p> <p>No objection subject to any contrary views of the Conservation Officer.</p>
22.73.01.03	<p><b>NE/22/01548/AMD</b>  <b>4 Stoke Doyle Road, PE8</b>  <b>4BN</b></p>	<p>Non material amendment to allow for Clarification on the external hard landscaping to the front of the new extension and confirmation of obscure glazing to be added to side elevation kitchen window pursuant to NE/21/00581/FUL. Single storey front and rear extensions, internal and external alterations.</p> <p>No objection.</p>
22.73.01.04	<p><b>NE/22/01509/ADV</b>  <b>Unit 3 The Wharf, Station</b>  <b>Road, PE8 4DE</b>  <b>Patrick Reid</b></p>	<p>Update and refresh signs above the door of Unit 4 and 5; replace two existing signs and install third sign with LED screen.</p> <p>Whilst OTC have no objection to the proposed new signage it is concerned about the introduction of the LED screen feeling that this would be potentially distracting to passing vehicles on Station Road thereby creating a potential road safety issue and would ask that this issue is specifically considered and addressed by Highways and that the fitting of the screen should not take place unless Highways confirm that in their view it would not constitute a potential hazard to road safety.</p>
22.73.01.05	<p><b>NE/22/01508/FUL</b>  <b>Unit 3 The Wharf, Station</b>  <b>Road, PE8 4DE</b>  <b>Patrick Reid</b></p>	<p>Change the use of the existing space at Unit 3 to retail, combining existing retail unit at Units 4 and 5 Oundle Wharf to incorporate Unit 3. An existing window to be enlarged and an existing roller shutter door removed, a new window added as well as a fire escape.</p> <p>No objection.</p>
22.73.01.06	<p><b>NE/22/01585/FUL</b>  <b>4A Benefield Road, PE8</b>  <b>4ET</b>  <b>Jacqui Colbourne</b></p>	<p>Proposed garage conversion, single storey rear extension and replacement ground floor window.</p> <p>No objection.</p>

ZAGH

22.73.01.07	<b>NE/22/01586/CND</b> <b>Land Between St Christophers Drive and A605 Oundle Bypass Oundle</b>	Discharge of condition pursuant to planning permission 19/01355/OUT Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access). Condition 10 (ii) (iii) (iv) - implementation of a programme of archaeological work. <b>No paperwork – for information only.</b>
22.73.01.08	<b>NE/22/01582/FUL &amp; NE/22/01583/LBC</b> <b>The Post Office, 5 New Street, PE8 4EA</b>	External and internal alteration works including installation of new extractor flues, replacement roof windows, new bar, kitchen, and WC facilities. <b>Given that the application indicates an intention to change the use of the property to a restaurant OTC are concerned that no application seeking permission for such a change of use was submitted with the other applications although it feels that it would be unlikely to object to such an application. OTC notes that a separate application would follow if planning permission were granted regarding external signage. Such an application will be considered on its merits but OTC is very conscious of the importance of the front façade of the building both as seen from New Street and as seen from the Market Place and will wish to ensure that any signage is not detrimental either to the appearance of the building or its locale. So far as the internal works proposed are concerned OTC has no objection subject to any contrary view of the Conservation Officer. Similarly, so far as the external works are concerned OTC has no objection unless the Conservation Officer objects to these whether on the grounds of the impact of their appearance or otherwise.</b>

**PC22.73.02 Planning Outcomes: Noted**

Item	Reference	Outcome
22.73.02.01	<b>NE/22/01265/FUL</b> <b>33 West Street, PE8 4EJ</b> Removal of garden building and addition of two new detached garden buildings.	<b>Recommendation: No objection.</b> <b>Outcome: GRANTED 16/12/2022</b>
22.73.02.02	<b>NE/22/01361/FUL</b> <b>48 North Street, PE8 4AL</b> Increase ridge height and repair vaulted roof with roof lights; Replacement of two external doors and	<b>Recommendation: No objection subject to any contrary views of the Conservation Officer.</b> <b>Outcome: GRANTED 20/12/2022</b>

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	<p>internal alterations to create gym with shower room and reconfigure bathroom.  <b>NE/22/01257/LBC</b>  <b>48 North Street, PE8 4AL</b>  Creation of a gym with shower room; minimally increase ridge height and repair vaulted roof with roof lights; Replacement of two external doors and bathroom reconfiguration.</p>	
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**PC22.73.03 Planning Appeals – None.**

**PC22.74 Any Other Relevant Matters for Report Only.**

Cllr Arnold enquired as to any updates regarding plans for the old Pick Arthey Garage site, DC informed the Committee no updates had been received as yet. Cllr Chapple discussed attendance at the Planning Meetings for the next few months and suggested alternative dates be considered if it seemed likely meetings would fail to be quorate again.

**Meeting ended: 8.33pm**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (7<sup>th</sup> February 2023) is: Thursday 2<sup>nd</sup> February 2023 - 12 noon.**

Signature:.....*Z.A. Chapple*.....

Dated:.....*7-2-23*.....