



Oundle Town Council

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Minutes of the Planning Committee held on Tuesday 3rd March 2015 at 7.30pm in the Council Chamber, The Courthouse, Mill Road, Oundle

Present: Cllrs Chapple, Chesser, Clarke, Menck, Murphy, N Oakes, S Oakes and Radcliffe

PC14.76. Apologies for Absence

Absence of Cllr Rose noted

PC14.77. Minutes and Actions from the Previous Meeting

14.77.01 **Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 3rd February 2015 as an accurate record' (Standing Order 10c)*

Proposed: Cllr N Oakes **Seconded:** Cllr S Oakes **Resolved Unanimously**

14.77.02 To review the Action Points from the meeting held on 3rd February 2015.

Actions were complete or contained within this Agenda.

PC14.78. 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.)

14.78.01. Disclosable Pecuniary Interests

None

14.78.02. Other Interest

Item 14.83.04 Cllr Chapple is a friend of the applicants' agent.
Item 14.80.01.05 Cllr Murphy declared an interest as she is a tenant for one of the garages.

PC14.79. Representations from Interested Parties

Cllr Chapple closed the meeting at 7.40pm to allow representation from Mr Pollock regarding the revised plans for 15 Mill Road Planning Application 14/01823/FUL.

It was noted that the trees on the property have not been touched for a very long time and some have now become potentially dangerous. After a visit by James Rowlett Tree Consultant and Tamsin Dennis Tree Officer from ENC a report has been produced determining what tree works have to be done. He was proposing to replant to provide good autumn colours. Only 2 trees T14 and T16 are to be removed due to the close proximity to the wall and to provide more light to garden areas.

Mr Pollock explained that he had withdrawn his application to give more time to resolve issues and would shortly submit revised plans for the building

works. The car park spaces are to be increased to 15. Dustcarts will not require access due to the siting of the bin collection point, and there will be an adequate on site turning area so that vehicular access will not be a problem. He indicated that Highways had withdrawn their application. The car parking area is to be tarmacked with a product which will allow for any surface water to drain through.

The horizontal shutters facing South Road will be retained but realigned so that when opened they face up rather than down thereby allowing light into the building but reducing overlooking. The windows facing South Road will be retained because the property is in a conservation area. Whilst he accepted that there could be some limited overlooking from these windows which could not be prevented, he pointed out that the house at the end of the building has windows that mean that there is already some overlooking. No new windows are to be created so the overlooking is only that which would have been present when the building was formerly in use.

Mr Pollock then left and the meeting was re-opened at 7.54pm

PC14.80. Planning Applications

Please note: Councillors are asked to review the Planning Applications before the meeting commences.

14.80.01. Planning Applications

Item	Reference	Outcome
14.80.01.01	EN/15/00141/FUL <u>49 Benefield Road</u>	<u>No Objection</u> Providing materials used comply with those on the planning application and that of the rest of remaining terrace cottages.
14.80.01.02	EN/15/00168/LBC <u>3 Mill Road</u>	<u>No Objection</u>
14.80.01.03	EN/15/00169/FUL <u>Land between the Ship Inn and 90 South Road</u>	<u>No Objection</u>
14.80.01.04	EN/15/00176/FUL and EN/15/00177/LBC <u>School House New Street</u>	<u>No Objection</u>
14.80.01.05	EN/15/00198/FUL <u>54 Springfield Road</u>	<u>Objection</u> The applicant maintains that there is little demand for the retention of the garages we do not however accept that a mail drop in the immediate vicinity was the most effective way of marketing the availability of the garages. The applicant had not advised the Town Council of the availability of garage to rent and had it done so we would have utilised our own resources including the Oracle delivered to every household in the town to publicise that availability. We object to the loss of the garages when it

		has not been clearly established that there is no continuing demand for such facilities. We further object to the loss of garage space for existing and potential future users given the likely displacement of cars to on-street parking with the attendant difficulties that such parking sometimes causes.
14.80.01.06	EN/15/00209/TPO <u>13 Ashton Road</u>	<u>Objection</u> We object in principle to the removal of a significant number of trees as we have previously indicated our desire for the trees to be retained. In particular we consider that the existing avenue of trees needs to be preserved. We note the reasons put forward for removal but do not accept these and feel that all or at least some of the trees in question may be capable of being retained with appropriate with appropriate tree works where required. We should like the opportunity for two members of OTC Planning Committee to meet Tamsin Dennis on site to undertake a joint inspection and evaluation of the proposal.
14.80.01.07	EN/15/00241/VAR <u>Herne Lodge and Land Ashton Road</u>	<u>No Objection</u>
14.80.01.08	15/00301/TPO <u>15 Mill Road</u>	T6 <u>No objection</u> to removal T17 <u>No objection</u> to removal T14 T16 & T2 <u>Objection</u> to the removal when it appears that the sole or main reason for removal is simply to allow more light into garden areas on the proposed residential re-development on site. However we do welcome the imaginative replacement tree planting.
14.80.01.09	15/00309/FUL <u>90 Creed Road</u>	<u>No Objection</u>
14.80.01.10	15/00355/TCA <u>30 West Street</u>	<u>No Objection</u>

14.80.02. Planning Outcomes

Item	Reference	Outcome
14.80.02.01	EN/14/02380/FUL 30 Rock Road	Recommendation: No Objection Outcome: Granted

14.80.02.02	EN/14/01823/FUL 15 Mill Road	Application Withdrawn
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14.80.03. Planning Appeals
None.

14.81. Planning Matters

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

None

14.81.02. To consider any Section 106 Agreements.

None

14.81.03. To note any updates to guidelines from NCC/ENC concerning advertising banners.

No updates received and it was noted that ENC/NCC still have this item under discussion. Any banners we are unhappy with due to safety issues, could be reported under the Sustainable Communities Act and removed either by the Highways Department or the police after application to the DLC. This item to be placed on the next Agenda.

14.81.04. To note any updates from ENC re: Waitrose Parking.

None

14.81.05. To note any updates on response to Conservation Document Letter.

None.

Cllr S Oakes has read the Conservation document 2010 and noted many items have been implemented but there are still some outstanding issues. Enquiries are to be made regarding the availability of any updated document and a new letter from Cllr Chapple to promote this.

14.81.06. To note any updates on response to letter to Chief Executive at Tesco.

None received this item to be followed up.

14.81.07. To note recent correspondence regarding the extension to the building housing Nene Valley Brewery and the development of Oundle Wharf as a leisure/tourism/food hub.

Noted. Mr David Burnett and Mr Dick Simpson to be invited to discuss this item at the next planning meeting starting at 7pm.

14.82. Consultations/Correspondence

14.82.01. To consider the North Northamptonshire Joint Planning Unit pre submission Core Strategy Review. Consultation end date 9th March 2015 and the responses prepared so far by Cllr Chapple on Delivering Homes (a) and (b).

After due consideration and much discussion all responses were noted and replies to the consultation are to be sent by the office.

14.82.02. To consider East Northamptonshire Council Electronic Consultation for Planning Applications meeting dates with ENC.

David Reed and Rhys Bradshaw (ENC) are happy to meet and discuss this item - an evening meeting to be arranged.

- 14.82.03. To consider the District and Ward Level Housing mix requirement assessments.

This document proved to be an interesting read and will be part of the evidence base for the Neighbourhood Plan.

- 14.82.04. To note the suggested street naming for the Herne Lodge Development and the Development off Ashton Road.

Old School Avenue is welcomed providing there is still an avenue of trees. Councillors objected to Sanderson Drive and Laxton Mount due to possible confusion with existing school buildings and/or other street names.

14.83. Any Other Relevant Matters for Report

- 14.83.01. Letter and statement received from Mr Bosworth concerning potential access to the lane off East Road by Grace Homes following his meeting with them. He will update us in due course when a reply has been received from Highways Department. An invitation to come to a meeting to discuss has been issued.

- 14.83.02. A Development Control Committee Meeting at ENC is to be held on Wednesday 11 March 2015 to discuss the application 14/02235/VAR at 2A Eastwood Road. This has been noted with no attendance necessary.

- 14.83.03. Application for Milestones Florist Ltd, 6a West Street under section 17 of the Licensing Act 2003. Noted with No Objection.

- 14.83.04. **Planning Application 15/00091/FUL 153 Glapthorn Road - Response Objection:**

Although the application relates to the Parish of Glapthorn at its border with Oundle we wish East Northants Council to note that we object to the development proposed.

The North Northamptonshire Joint Core Strategy 2011-2031 pre submission plan states that 'Distinctive and separate settlements will be maintained in North Northamptonshire Part 2 Local Plans can identify areas of particular sensitivity to coalescence that should be protected strategically using measures such as strategic gaps to maintain the separate identities of settlements'.

The proposed development is entirely detached from the built environment of Glapthorn but would be attached to the existing built environment of Oundle and would therefore lead to coalescence between the two parishes leading to the loss of the separate identities of these settlements.

- 14.83.05. Loose Flagstones in St Osyth's Lane to be reported again to Street Doctor.

- 14.83.06. Cllr S Oakes mentioned that several residents had spoken to her about the loss of parking and shops in the town.

There being no further business the meeting closed at 9.59pm

Signed..... *ZALF* Dated..... *7/7/15*