



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 3rd May 2022 at 7.30pm in the Oundle Suite, Fletton House.

Present: Cllr Jamie Arnold, Cllr David Chapple, Cllr Val Chesser, Cllr Luke Jones & Cllr Rupert Reichhold.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC22.01 To receive and accept apologies for absence - Cllr's Davis, Fuller, Clark & Hutton – Accepted.

PC22.02 **Representation of Interested Parties.**

Millers Field Presentation – Introduction by Peter Miller (Owner)

Jonny Anstead and Frances Wright of Town (Developers) present.

Meredith Bowles and Suzie Newman from Mole (Architects) present.

Brief presentation giving a general idea of what they hope to achieve with this development.

Several member of the public also present.

Benefield Road Resident Bill Martin - Mr Martin highlighted some of his concerns from a prepared paper he had circulated earlier.

Councillor Chapple thanked all in attendance and stated that this information would be given more consideration and thought at the next Planning Meeting in June and any questions or further information required would be requested from either Town or Mole. All representatives and members of the public left the meeting.

PC22.03 **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).

22.03.01 Disclosable Pecuniary Interests – None.

22.03.02 Other Interest – None.

PC22.04 **Minutes of the previous meetings.**

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

Proposed: Cllr Arnold

Seconded: Cllr Chesser

Agreed: All in favour

PC22.05 **Planning Applications - Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

PC22.05.01 Planning Applications

| Item | Reference | Details |
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| 22.05.01.01 | <p>NE/21/01626/FUL 1 New Road, PE8 4DB 1 Station Road, PE8 4DB Sunny Bains</p> <p>NE/21/01627/LBC</p> | <p>Demolition of existing buildings on the site with the exception of 1 New Road, redevelopment of site to provide eight new dwellings, and restoration and reconfiguration of 1 New Road to allow for change of use to single dwelling house, creation of a replacement access, landscaping and other associated development.</p> <p>Internal and external alterations to allow for restoration, reconfiguration and change of use of 1 New Road to single dwelling house, removing part of the boundary wall to create new access and demolition of modern adjacent buildings.</p> <p>Amended plans 08/04/22 – New comments: No objection to the proposed works to the listed building.</p> <p>Although OTC notes that the Applicant has taken on board the council’s concerns that led to it to object to the original application it does not consider that the revised plans are acceptable and objects for the following reasons:</p> <p>1/ access – although moving the access further from the junction of New Road with Station Road is an improvement upon the original plan the proposed access would still be too close to that junction and by moving it closer to the War Memorial Recreation Ground there is an increased risk to pedestrians and particularly children entering or leaving the Recreation Ground. OTC continues to feel that access to the development should come from Bridge View rather than from New Road.</p> <p>2/ impact on listed building – OTC was originally concerned about the impact of the proposed semidetached houses fronting New Road upon the listed building (1 Station Road) and by moving them closer to that property to facilitate the proposed revised access the impact will be increased notwithstanding the removal of the proposed dormer windows.</p> <p>If the access was moved to Bridge View rather than being from New Road this would enable the semidetached properties to be moved further from</p> |

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| | | <p>the listed building and if they were no higher than that building and if there were no dormer windows OTC would not object to them.</p> <p>If the semidetached properties were removed all together this would lessen the impact of the development upon the listed building although OTC would still have an issue with the proposed site access being from New Road.</p> |
| 22.05.01.02 | <p>NE/22/00283/TPO Herne Lodge, Old School Ave, PE8 4BF Brian Ogden</p> | <p>Sycamore T11 - reduce crown by 5 metres; Sycamore T14 - reduce extended laterals by 5 metres; Sycamore T21 - reduce by 4 metres Lime A1- to remove all deadwood; Sycamore A2 - to remove deadwood.</p> <p>No objection.</p> |
| 22.05.01.03 | <p>NE/22/00393/LBC 35 North Street, PE8 4AL Susie Russell</p> | <p>Single storey rear extension, replacement windows, replacement rainwater goods.</p> <p>No objection provided that the conservation office does not object to the proposal. OTC requests that the conservation officer take steps to check the applicant's claim that the window to be replaced is non original. If it is original or has any original material then if at all possible the window should be repaired rather than replaced with as much of the original material as possible being retained.</p> |
| 22.05.01.04 | <p>NE/22/00438/TPO 109 Glapthorn Road, PE8 4PS Brian Ogden</p> | <p>Lime Tree (T1) - Crown raise tree to 4m to allow clearance for vehicles and signage.</p> <p>No objection.</p> |
| 22.05.01.05 | <p>NE/22/00475/FUL 70 Benefield Road, PE8 4EZ Chris Hill</p> | <p>Alterations to the design of a double garage (approved under 11/00899/FUL) including the use of the loft space as a home study area.</p> <p>No objection.</p> |
| 22.05.01.06 | <p>NE/22/00454/FUL 1 Mildmay Close, PE8 4HB Jacqui Colbourne</p> | <p>Single storey side extension and addition of the front porch approved under 15/01707/FUL.</p> <p>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.</p> |
| 22.05.01.07 | <p>NE/22/00305/FUL Prince William School Herne Road Oundle Peterborough PE8 4BS</p> | <p>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.</p> <p>The council welcomes the proposed improvements/additional facilities but would request the Applicant to address the issues raised by the</p> |

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| | | police/community safety. OTC would object to the replacement sports hall unless constructed to a specification approved by Sport England. |
| 22.05.01.08 | NE/22/00493/ADV OP0038 TL0389 Cotterstock Road Oundle Pete Baish | 3 x stack signs, 8 x flags and signage to sales garage. 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. |
| 22.05.01.09 | NE/22/00511/FUL Fairline Nene Valley Business Park Oundle Peterborough PE8 4HN | Erection of lightweight aluminium framed structure to provide additional storage within boundaries of existing facility. Not consulted – Information only UPDATE: Consultation came in on the 4th May and will be on the June PC Agenda for discussion. |
| 22.05.01.10 | NE/22/00477/LDP 19 Spurlings, PE8 4DG | Certificate of Lawfulness for proposed development/use: Rear extension to terrace house, 3m deep 2.86m high, width to suit that of the garden.; Garage divided to form new utility room; and addition of front porch to replicate neighbours. Not consulted – Information only. |

PC22.05.02 Planning Outcomes: Noted.

| Item | Reference | Outcome |
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| 22.05.02.01 | NE/22/00123/FUL 110 South Road, PE8 4BP Jennifer Wallis Proposed single bedroom bungalow in garden of existing dwelling. | Recommendation: No objection. Outcome: WITHDRAWN 18/03/2022 |
| 22.05.02.02 | NE/21/01816/FUL Croft House, East Road, PE8 4BZ Proposed detached freestanding garage and combined open carport with loft storage over. | Recommendation: No objection. Outcome: GRANTED 25/03/2022 |
| 22.05.02.03 | NE/21/01582/ADV & NE/21/01819/LBC The Old Town Hall, Market Place, PE8 4BA Lloyd Mills Installation of individual built up stainless steel | Recommendation: OTC repeat part of their last comment as follows: Precautions to protect the fabric of the building should be taken as was the case for the similar application relating to the same building of Sharman Quinney, planning number 18/01741/LBC in 2018 with the imposition of similar conditions restricting |

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| | letters - powder coated black. Protruding sign - Existing black steel brackets - panel to be double sided metal powder coated black. | how the lettering is attached to the building. Subject to any contrary view of the Conservation Officer OTC do not object to the proposed hanging sign. Outcome: GRANTED 30/03/2022 |
| 22.05.02.04 | NE/22/00143/FUL 25 North Street, PE8 4AL Ian Baish Erection of a new timber shed. | Recommendation: No objection. Outcome: GRANTED 01/04/2022 |
| 22.05.02.05 | NE/21/01801/FUL 3 Benefield Court, PE8 4DD Single storey rear extension, changes to fenestration and larger rear terrace. | Recommendation: OTC Comments from 1 st Feb PCM: Oundle Town Council objects to the application. The council does not object to the proposed rear extension but does object to the works proposed for the front of the property. Although the property is not located within the conservation area its proximity to the conservation area makes it important that the proposed works do not adversely impact upon the conservation area and the council believes that they would do so. The property forms part of a group of properties which were built with and retain a unified approach to their frontages. The proposed works are not compatible with that unified approach and would detract from the visual appearance of the group of properties as a whole. OTC Comments from PCM 01/03/2022: Subsequent to the submission of its response to this application the council received representations from the Benefield Court (Oundle) Management Company and residents of Benefield Court in connection with the application which, had they been available to the council at the time it submitted its original response would have led to a different response being submitted. In its original response objecting to the application the council stated: "The council does not object to the proposed rear extension but does object to the works proposed for the front of the property." We should like to replace this sentence with the following while retaining the rest of the previous submission: "The proposed works would undermine the aesthetic integrity of Benefield Court and are not compliant with the Town Council's Design Statement and would adversely impact the visual appearance of Benefield Court from the Stoke Doyle Road approach to the town. The demolition of the garden wall and its replacement with a black metal fence would not be in |



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| | | <p>keeping with the remainder of the rear elevation and neither would the use of a large expanse of glass in black frames given that the neighbouring properties have either white uPVC or pastel coloured frames. Similarly, the black metal railings to the first floor roof terrace and second floor Juliet balcony would be visually intrusive. The proposed windows in the side elevation and the extension of the roof terrace would potentially raise issues of overlooking and loss of privacy.</p> <p>Outcome: REFUSED 08/04/2022</p> |
| 22.05.02.06 | <p>NE/22/00117/FUL & NE/22/00118/LBC The Old Town Hall, Market Place, PE8 4BA Lloyd Mills Retrospective application for replacement doors and a new internal floor.</p> | <p>Recommendation: No objection. Outcome: GRANTED 19/04/2022</p> |

PC22.05.03 Planning Appeals – NE/21/01425/FUL - 8 Walcot Close, PE8 4QU
OTC had no objection - **The appeal was dismissed 28/03/2022 - Noted.**

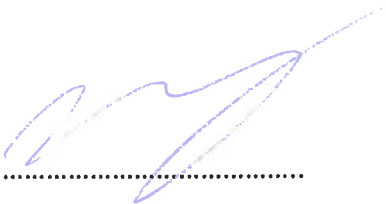
PC22.06 To consider North Northamptonshire Strategic Plan Scope and Issues Consultation and decide next steps. It was decided that Cllr Chapple and anyone else who wished to contribute would put together a paper for consideration and comments and approval at the next Full Council Meeting on the 17th May.

PC22.07 Any Other Relevant Matters for Report Only.
Cllr Arnold asked if there had been any response from planning about signage at the Co-op, St Osyth's Lane – EO updated committee regarding the case officers comments but it was agreed OTC's objections should stand.

Meeting ended: 9.19pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (7th June 2022) is: Tuesday 31st May 2022 - 12 noon – Early due to Bank Holiday 2nd & 3rd June.

Signature:.....



Dated:.....

7.5.22