



Oundle Town Council

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

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Minutes of the Planning Committee Meeting held on Tuesday 4th January 2022 at 7.30pm in the Oundle Suite, Fletton House.

Present: Cllr David Chapple, Cllr Val Chesser, Cllr David Fuller, Cllr Jamie Arnold and Cllr Paul Davis.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC21.60 To receive and accept apologies for absence – Cllr Luke Jones - Accepted.

PC21.61 Representation of Interested Parties – None.
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 **at the Chairman’s discretion.**
(*Standing Order 3f*).

PC21.62 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).

21.62.01 Disclosable Pecuniary Interests – None.

21.62.02 Other Interest – Cllr Davis – Item 21.64.01.05 – Cllr Davis works for Oundle School.
Cllr Fuller - Item 21.64.01.07 – Applicant know to Cllr Fuller.

PC21.63 Minutes of the previous meetings.
Proposition: ‘To approve and sign minutes of the Planning Committee meeting held on 7th December 2021 as an accurate record’ (*Standing Order 12*)

Proposed: Cllr Chesser

Seconded: Cllr Arnold

Resolved: All in favour

PC21.64 Planning Applications.
Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC21.64.01 Planning Applications

Item	Reference	Details
21.64.01.01	NE/21/01763/TPO 20 Creed Road, PE8 4QN Brian Ogden	Ash (T1)- To reduce crown by 3-4 meters leaving 0.5 meter and 1 meter of growth from previous pruning points; Remove any rubbing/ crossing branches; Remove two small lower limbs (one on northeast side, the other on southwest side of tree- To raise crown

		and balance tree. Ivy to be severed at base. Raise crown to 3m. Ash (T2)- Remove lower limb on south side of tree - Give streetlight 1 meter clearance of any remaining branches. No objection.
21.64.01.02	NE/21/01773/TPO Prince William School, Herne Road, PE8 4BS Brian Ogden	T3656 Sycamore - Section fell to ground level as recommended in the attached survey. No objection subject to any contrary views of the Tree Officer.
21.64.01.03	NE/21/01831/TCA 12 New Street, PE8 4EA Brian Ogden	T1 - Beech - crown lift to 6m over garden (removing 2 significant scaffold limbs and other smaller branches) to allow more light into the garden. No objection subject to any contrary views of the Tree Officer.
21.64.01.04	NE/21/01738/VAR 15 St Peter's Road, PE8 4PH	Variation of condition 2 to allow for the addition of fascia board and porch to front elevation, and reconfiguration of rear first floor windows. To also confirm the sizes of as built windows to all elevations pursuant to 20/00263/FUL - Detached dwelling to the side garden of existing dwelling house and new access (resubmission of 19/00371/FUL). Regarding variations: addition of fascia board and porch to front elevation, and reconfiguration of rear first floor windows, OTC have no objection. Regarding the second part of the variation: confirm the sizes of as built windows to all elevations pursuant to 20/00263/FUL, OTC would have an objection if the original specified approved sizes of window have not been adhered to.
21.64.01.05	NE/21/01809/FUL Berrystead Barn, 10 Duck Lane, PE8 4DY NE/21/01810/LBC	Conversion of the Berrystead Barn to ancillary accommodation linked to Scott House, including opening up original masonry wall between Berrystead Barn and Scott House; and changes to fenestration. Internal and external alterations to Berrystead Barn and Scott House, including opening up original masonry wall between Berrystead Barn and Scott House, and changes to fenestration to Berrystead Barn. No objection subject to any contrary views of the Conservation Officer.
21.64.01.06	NE/21/01790/FUL Land adjacent to Pexley Court.	New dwelling on land off Pexley Court. No objection subject to any contrary views of the Tree Officer and subject to Highways being satisfied with the planned site access and egress on to Pexley Court. OTC are pleased that in submitting a revised application the applicant has tried to retain as many trees on site as was practicable and has taken on

		board concerns by providing for a single dwelling rather than two or more and, indeed, making the proposed dwelling largely single storey.
21.64.01.07	NE/21/01772/FUL 5 Herons Wood, PE8 4HW	Replacement of existing pyramid style garage roof with gable ended pitched roof. No objection.
21.64.01.08	NE/21/01796/FUL 58 West Street, PE8 4EF NE/21/01797/LBC	Addition of new lantern light to flat roof, changes to fenestration including replacing 2 windows and addition of new door and lintel to rear. Internal and external alteration works to dwelling, including new lantern light to flat roof, replacing 2 windows, and minor internal alterations to C20 extension. No objection subject to any contrary views of the Conservation Officer.
21.64.01.09	NE/21/01794/LDP 13 Clifton Drive, PE8 4EP	Reconfiguration of ground floor. No objection.
21.64.01.10	NE/21/01816/FUL Croft House, East Road, PE8 4BX	Proposed detached freestanding garage and combined open carport with loft storage over. No objection.
21.64.01.11	NE/21/01825/FUL 2 South Bridge Close, PE8 4DH	First floor side extension. No objection.
21.64.01.12	NE/21/01826/FUL & NE/21/01827/LBC 51 North Street, PE8 4AL	Widening of existing C20 gated entrance. No objection.
21.64.01.13	NE/21/01853/LBC The Talbot Hotel, 7 New Street, PE8 4EA	Installation replacement signs to include three hanging/projecting signs ten non illuminated wall mounted signs and three non-illuminated post mounted signs. No objection subject to any contrary views of the Conservation Officer.

PC21.64.02 Planning Outcomes: Noted.

Item	Reference	Outcome
21.64.02.01	NE/21/01485/FUL & NE/21/01486/LBC 1 St Osyth's Lane, PE8 4BG To remove existing failing Collyweston roof slates to rear elevation and replace them with Winchcombe roof slates, repair timbers as necessary.	Recommendation: Given that Oundle Town Council's Planning Guidance Document states: (e) ROOFING MATERIALS Any roof which comprises Collyweston tiles shall only be repaired or replaced using Collyweston tiles, Oundle Town Council object to the use of Winchcombe roof slates as an alternative to Collyweston. Outcome: REFUSED 06/12/2021

21.64.02.02	NE/21/01211/FUL & NE/21/01212/LBC 20 West Street, PE8 4EF Change of use to residential property (Class C3) and alterations to internal arrangement of No 20.	Recommendation: OTC comments from Sept PCM: The committee objected to the application as there was no provision for parking spaces for the property. 2/11/21 – As the applicant has addressed the issue of off road parking, OTC no longer have any objections to this application. Outcome: GRANTED 06/12/2021
21.64.02.03	NE/21/01065/FUL 13 St Peter's Road, PE8 4PH Demolition of existing garage and addition of two storey side extension.	Recommendation: No objection. Outcome: GRANTED 08/12/2021
21.64.02.04	NE/21/01424/FUL 28 Herne Road, PE8 4BS Erection of single garage in 'Block and Render', with tiled roof and new off-street parking area (revised resubmission to NE/21/01025/FUL).	Recommendation: No objection. Outcome: GRANTED 09/12/2021

PC21.64.03 Planning Appeals – None.

PC21.65 Planning Sub-Committee – Discuss and decide terms of reference for this committee along with potential members.

Draft Terms of Reference were discussed and a few minor amendments were agreed. Cllr Chapple to re-draft with a view to presenting to Full Council on the 18th January 2022.

PC21.66 To discuss proposal for conversion of The Riverside Hotel to a single residential dwelling.

The potential plans were discussed and the Planning Committee indicated that it would be likely to look favourably at an application that would result in the Riverside being brought back into beneficial use including conversion to a residential property. The committee, however, do not wish to prejudge a response to an as yet unsubmitted application and would only be able to indicate support/no objection following consideration of the specific application.

PC21.67 Any Other Relevant Matters for Report Only.

Appointment of a Deputy Chair was again discussed. The Committee agreed that if The Chair were unavailable for any reason, the Cllrs present at the meeting would elect a Committee Member to chair that particular meeting.

Meeting ended: 9.01pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (1st February 2022) is: Thursday 27th January 2022 - 12 noon