



# Oundle Town Council

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Minutes of the Planning Committee Meeting held on Tuesday 4<sup>th</sup> May 2021 at 7.30pm via Zoom.

**Present:** Cllr David Chapple, Cllr Val Chesser, Cllr Clive Humphreys and Cllr Ian Clark.

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

**In Attendance:** 1 member of the public

**PC21.01** To receive and accept apologies for absence – Cllr’s Fuller, Glen, Hutton, Robinson & Sparkes - Accepted

**PC21.02** Representation of Interested Parties - None

**PC21.03** 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).

**21.03.01** Disclosable Pecuniary Interests - None

**21.03.02** Other Interest - None

**PC21.04** Minutes of the previous meetings

**Proposition:** *‘To approve and sign minutes of the Planning Committee meeting held on 6th April 2021 as an accurate record’ (Standing Order 12)*

**Proposed:** Cllr Chesser

**Seconded:** Cllr Humphreys

**Unanimous**

**PC21.05** Planning Applications

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

**PC21.05.01** Planning Applications

Item	Reference	Details
21.05.01.01	NE/21/00293/FUL 9 Cotterstock Road, PE8 4PN Susie Russell	Two-storey rear extension, widen existing rear extension and full house renovation to include replacement windows and new render colour. <a href="#">Additional Plan received 06.04.2021.</a> Our comments at PCM on the 06.04.2021 were: No objection. <b>4/5/21: still no objection.</b>

<p>21.05.01.02</p>	<p><b>20/00173/FUL</b>  <b>Abbott House Residential</b>  <b>Home Historic, Glapthorn</b>  <b>Road, PE8 4JA</b>  <b>Amie Baxter</b></p>	<p>Demolition of existing redundant care home and erection of 31 retirement living Apartments. Amended plans.  Amended documents received 31.03.2021.  Oundle Town Council objects to the application on the following grounds:</p> <ol style="list-style-type: none"> <li>1. The height and size of the proposed structure amounts to inappropriate and over development of the site being significantly greater in size than the former Abbott house care home on the site</li> <li>2. The visual impact of the proposed three storey, flat roofed building on the street scene would be detrimental and a three storey, flat roofed building would not be in keeping with other buildings in that general location and its modern design is not in keeping with the location's general appearance or the general appearance of the town as a whole.</li> <li>3. The proposed building would adversely affect nearby heritage assets including various Oundle School buildings and in particular the grade 2 listed Memorial Chapel and the grade 2 Magdalen House. The height and size of the structure will also adversely impact upon the new Abbot House building behind it.</li> <li>4. The proposed building occupies too much of the site resulting in there being a single access and egress point from/to Glapthorn Road. Such a development should have an internal one-way system and separate points of access and egress.</li> <li>5. There is insufficient on-site parking for the residents and their visitors given the number of retirement living apartments proposed.</li> </ol> <p>Oundle Town Council recognises that the site is potentially suitable for the intended use proposed and that there is a need and a demand in the town for retirement living accommodation.  The revisions proposed do not meet the council's concerns. The council might, however, have less concerns if the structure were to be reduced to two storeys broadly occupying the current building's footprint with a consequential reduction in the number of apartments.</p>
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21.05.01.03	NE/21/00418/FUL & NE/21/00419/LBC Lorne Cottage & Lorne House, 38 Market Place, PE8 4AJ Jennifer Wallis	Internal and external alterations to guest house; installation of replacement garage, demolition of existing garage, new gate and addition of a shepherds hut within the garden. Subject to any contrary view of the conservation officer there is no objection to the proposed external and internal works nor to the demolition of the existing garage and the installation of the proposed replacement garage. The council is, however, concerned as to the availability of sufficient on-site parking. The council would not want guests using the B&B to have to park on street nor would it want guests to use the short stay car park other than as a short stay car park.
21.05.01.04	NE/21/00522/TCA 5 Milton Road, PE8 4AB Brian Ogden	2 x Lime trees, re-coppicing. No objection subject to any contrary views of the Tree Officer.
21.05.01.05	NE/21/00507/FUL 28 Nene Valley Business Park, PE8 4HN Ian Baish	Erection of demountable crane within existing plant hire yard for improved access and safety operations. Crane to remain fixed in place (Retrospective). OTC repeats its objections to the variation sought as per the reasons stated in their March 2020 comments below: Our comments to variation of condition request March 2020 was: Oundle Town Council objects to the variation sought. When an application for permission for the crane was first made the council made no objection but sought a condition that the crane be taken down at weekends and bank holidays and that operating hours should be restricted in line with other similar restrictions within the business park. The council remains of the view that such conditions are appropriate to mitigate the impact of the crane on neighbouring properties and more generally. There would be a negative and detrimental impact if the permission was varied to enable the crane to remain in position permanently and be operated around the clock. Oundle Town Council asks that the existing conditions are both maintained and enforced.
21.05.01.06	NE/21/00491/FUL 40 Glapthorn Road, PE8 4JQ Joe Davies	Single storey rear and side extension. No objection.
21.05.01.07	NE/21/00534/FUL 18 Red Kite Drive, PE8 4FG Jennifer Wallis	Two storey side extension and glazed canopy to rear elevation, widening of existing driveway and creation of patio. No objection.

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21.05.01.08	NE/21/00529/FUL 16 Tilley Hill Close, PE8 4PU Ian Baish	Demolish existing out-house construct new single-storey side & rear mono-pitched roof extension c/w roof lights. <b>No objection.</b>
21.05.01.09	NE/21/00581/FUL 4 Stoke Doyle Road, PE8 4BN Ian Baish	Single storey front and rear extensions, internal and external alterations. <b>It appears from the drawings provided that what is proposed might not be an extension but a separate structure with its own entrance. The council does not feel able to comment without a clearer understanding of the application.</b>
21.05.01.10	NE/21/00530/FUL Oundle Golf Club, Benefield Road, PE8 4EZ Sunny Bains	Single storey flat roofed extension to form new swing studio. <b>The application is supported and the council welcomes the provision of the WC for disabled use.</b>
21.05.01.11	NE/21/00593/FUL 44 Rock Road, PE8 4LL Joe Davies	Two storey rear extension, demolition of existing garage, alterations to fenestration and replacement windows. <b>No objection. The council welcomes the Applicant's creation of on-site parking space when there is no current provision for this.</b>
21.05.01.12	NE/21/00420/CND 96 West Street, PE8 4EF	Discharge of condition pursuant to 18/01288/FUL - Proposed internal alteration works and general refurbishment and a single storey rear extension Condition 4 - Programme of building recording and archaeological work. INFORMATION ONLY.
21.05.01.13	NE/21/00565/AMD 10 Rockingham Hills, PE8 4QA	Non material amendment to allow for roof lantern to be removed, proposed porch extension to encompass proposed new study, existing mono pitch roof detail will extend over proposed new study - pursuant to planning permission 20/00974/FUL Single storey rear extension and front porch. INFORMATION ONLY.
21.05.01.14	NE/2100663/FUL 28 East Road, PE8 4BX Jacqui Colbourne	Single storey rear extension for domestic use. <b>No objection.</b>
21.05.01.15	NE/21/00625/FUL Dovedale, Herne Park, East Road, PE8 4BZ Joe Davies	The demolition of an existing bungalow and the erection of 1 replacement dwelling and 1 New build dwelling. <b>The council notes that the applicant has reduced the number of dwellings on the site from three to two thereby improving the on-site parking position and the amount of amenity land available. The Applicant's Design and Access Statement, however, continues to be misleading failing to acknowledge that the Council's Joan Strong Centre adjoins the development site and is (covid permitting) in regular use by Scouts and Guides, Cubs and Brownies and failing to acknowledge that the long stay car park operated by</b>

		<p>the council is accessed off the same road that serves this development site and the JSC. The council is aware that permission was granted for 5 dwellings off East Road just beyond the proposed site but is concerned that permitting 2 additional dwellings on this site will add to the existing traffic and safety issues in this area resulting from</p> <ol style="list-style-type: none"> <li>1. the existing residential properties in this stretch of East Road including the 5 new dwellings</li> <li>2. the traffic generated by the existing commercial premises on this stretch of East Road or accessed from it</li> <li>3. the Laxton Junior School</li> <li>4. the Joan Strong Centre</li> <li>5. the long stay car park</li> <li>6. the existing residential properties on Ashton Road and accessed from it</li> <li>7. the additional traffic that will use Ashton Road following the grant of outline planning permission for residential development on land of St Christopher's Drive.</li> </ol> <p>The council is also aware of the implications for traffic using East Road of the current temporary one-way system operating in St Osyth's Lane and the possibility of that one-way system being made permanent.</p> <p>Against this background the council objects to the application although it accepts that the replacement of the existing building on site with a single new dwelling could not be said to exacerbate the traffic situation given that the existing property formerly had a residential use and was more recently operated by MIND.</p>
21.05.01.16	<p><b>NE/21/00667/MPO Oundle School Playing Field Glapthorn Road Oundle Northamptonshire</b></p>	<p>S106 Deed of Variation pursuant to application 12/01368/FUL; Residential development for 62 dwellings with associated landscaping, open space and access. Amends to the Affordable Housing Mix as per our clients emails with the local authority confirming the case. Amends to the mortgagee exclusion clause (MEC) to bring it in line with current lending requirements to allow charging. Our requested MEC wording is the agreed wording which is approved and published by the NHF and a Securitisation Working Group comprising the key valuers, funders and lawyers in the sector.</p> <p>The council is extremely concerned at the lack of information available on the planning portal and</p>

references to emails between the Applicant and the council which have not been disclosed. If the intention is to alter the Affordable Housing Mix by reducing the amount of affordable housing the council would object to this.

**PC21.05.02 Planning Outcomes - Noted**

Item	Reference	Outcome
21.05.02.01	<b>NE/21/00170/FUL</b> <b>61 Hillfield Road, PE84QR</b> Single storey rear extension and link to part garage conversion to provide accessible accommodation.	<b>Recommendation: Objection.</b>  There has been an objection from a neighbour about overlooking. Any potential overlooking could be met either by a condition requiring the type of glass to be used or requiring the removal of any window which would give rise to overlooking.  There is concern that the loss of on-site parking resulting from the conversion from a double to a single garage might lead to on-street parking. There must be on-site parking commensurate with the size of the extended property/number of bedrooms.  There has been an objection from a neighbour that the extent of the works proposed would result in over development of the site and the possible impact of this upon neighbouring properties should be carefully considered. <b>Outcome: GRANTED 31/03/21</b>
21.05.02.02	<b>NE/21/00006/FUL</b> <b>Pembroke House,19</b> <b>Cotterstock Road, PE8</b> <b>5HA</b> Demolition of 7 Bedroom dwelling and erection of two 5 bedroom detached houses with detached double garages.	<b>Recommendation: OTC have no objection in principle to this application but would ask that the Tree Officer take a close look at all the trees and ensure that as many as is practicably possibly be retained on the site. OTC note the observations of Environmental Protection that construction work be limited to 0800 to 1800 Monday to Friday but ask for a full Traffic Management Plan to ensure that, in addition, movements from and to the site take place at times other than when children are arriving at or leaving the nearby school if at all possible.</b> <b>Outcome: GRANTED 31/03/21</b>
21.05.02.03	<b>NE/21/00164/FUL</b> <b>18 Clifton Drive, PE8 4EP</b> Single storey rear extension, removal of existing conservatory and single storey front extension.	<b>Recommendation: Objected on first consideration as follows:</b> There is concern that the creation of a treatment room indicates that the property might be used partially residentially but also partially for commercial purposes. There is an objection to this due to the likely impact of cars entering and leaving Clifton Drive,

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		<p>a cul-de-sac, to visit the treatment room and due to the problems that would be caused by visitors having to park on the street when using the treatment room.</p> <p>There is also concern that the loss of on-site parking resulting from the conversion of the double garage to a single garage might lead to on-street parking. There must be on-site parking commensurate with the size of the extended property/number of bedrooms. The drawings provided do not clearly show that there will be adequate on-site parking.</p> <p>In the light of clearer information, OTC withdrew initial comments and entered: <b>No objection.</b></p> <p><b>Outcome: GRANTED 31/03/21</b></p>
21.05.02.04	<p><b>NE/21/00025/FUL</b>  <b>17 Hillfield Road, PE8 4QR</b>  Two storey and first floor side extension.</p>	<p><b>Recommendation: No objection.</b>  <b>Outcome: REFUSED 12/4/21</b></p>
21.05.02.05	<p><b>NE/21/00227/FUL</b>  <b>15 New Road, PE8 4LB</b>  New single-storey rear extension; New mono-pitch roof above existing single-storey side extension.</p>	<p><b>Recommendation: No objection.</b>  <b>Outcome: GRANTED 15/4/21</b></p>

**PC21.05.03 Planning Appeals – None**

**PC21.06 Any Other Relevant Matters for Report Only – The Chair thanked Cllr Humphreys for his service to the Planning Committee over the last four years.**

**Meeting ended: 8.51pm**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (1<sup>st</sup> June 2021) is: Wednesday 26<sup>th</sup> May 2021 - 12 noon – early due to May Bank Holiday.**

*Z. Allyn*  
1/6/21