



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 October 2022 at 7.30pm in the Oundle Suite, Fletton House.

Present: Cllr Jamie Arnold, Cllr David Chapple, Cllr Val Chesser and Cllr Luke Jones

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC22.45 To receive and accept apologies for absence - Cllr's Davis and Fuller, apologies accepted.

PC22.46 **Representation of Interested Parties.**

Alex Grant & Gen Snowden, representatives from STAUNCH, were in attendance and gave a brief overview of the proposed development, the main objections to it and the medium and long term objectives of STAUNCH, who are now a registered charity.

They also outlined how OTC could support STAUNCH moving forward, this included:

A formal objection to the proposal from OTC.

Publicising STAUNCH'S existence and events to help fundraising.

Possible financial support in the future.

The Committee agreed to discuss this at OTC's next Planning Meeting in November.

PC22.47 **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).

22.47.01 Disclosable Pecuniary Interests – None.

22.47.02 Other Interest – None.

PC22.48 **Minutes of the previous meetings.**

Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 6th September 2022 as an accurate record'* (*Standing Order 12*)

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

PC22.49 **Planning Applications - Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

PC22.49.01 Planning Applications:

| Item | Reference | Details |
|-------------|---|--|
| 22.49.01.01 | <p>NE/21/01626/FUL 1 Station Road, PE8 4DB Revised Plans received 21/09/2022 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>As before we have no objection either to the proposed change of use or the proposed restoration and reconfiguration of the listed building subject to any observations of the conservation officer,</p> <p>We continue to object to the full planning application on the grounds previously given as the revised plans do not indicate that our concerns have been addressed.</p> <ol style="list-style-type: none"> 1. The proposed access is still too close to the junction of New Road and Station Road and would create a hazard to road users. 2. The proposed access is too close to the War Memorial Recreation Ground creating a risk to pedestrians and particularly children entering or leaving the Recreation Ground. 3. The proposed semi-detached properties fronting New Road will have an adverse effect upon 1 New Road, a listed building. OTC are concerned that the latest plans once again show these properties as having dormer windows which will particularly impact upon the neighbouring property and which had been removed from the second iteration of the plans. <p>OTC does not object to the principle of the residential redevelopment of the site subject to the retention of</p> |

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| | | <p>the listed building but continues to feel that any such development should be accessed from Bridge View and not New Road so far as vehicles are concerned.</p> <p>OTC feels that the development would have a lot less adverse impact upon the listed building if no properties were built facing New Road thereby reducing the development to a terrace of six properties fronting Station Road.</p> |
| 22.49.01.02 | <p>NE/22/01165/TCA Ducks Nest, 21 St Osyth's Lane, PE8 4BG Brian Ogden</p> | <p>Two Conifer/Leylandii to fell because of shading and low amenity value.</p> <p>No objection subject to any contrary views of the Tree Officer.</p> |
| 22.49.01.03 | <p>NE/22/01206/FUL 1 Athena Way, PE8 4EY</p> | <p>Proposed single storey side extension to kitchen and loft extension above garage.</p> <p>No objection in principle, however, given the issues with traffic flow and congestion along East Road, OTC request that a suitable Construction Management Plan is in place.</p> |

PC22.49.02 Planning Outcomes: Noted.

| Item | Reference | Outcome |
|-------------|---|--|
| 22.49.02.01 | <p>NE/22/00880/FUL 6 Siddons Close, PE8 4QJ Ian Baish Proposed sun lounge extension (retrospective).</p> | <p>Recommendation: OTC do not object to this application, but would, however, like to repeat our usual comments that we are unhappy about the retrospective nature of this application.</p> <p>Outcome: GRANTED 13/09/2022</p> |
| 22.49.02.02 | <p>NE/22/00244/FUL & NE/22/00245/LBC 1 St Osyth's Lane, PE8 4BG Ian Baish Repair existing failing Collyweston roof slates to rear elevation and replace them with new Collyweston roof slates, repair timbers as necessary - Resubmission of NE/21/01485/FUL & NE/21/01486/LBC.</p> | <p>Recommendation: OTC comments from Nov 21 PCM: 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.</p> <p>OTC comments from April 22 PCM: OTC commends the applicants amended application to use Collyweston slates as opposed to an alternative.</p> <p>OTC have no objection subject to the applicant conforming to the advice and suggestions made by Historic England, Natural England and the Ecologist.</p> <p>Outcome: GRANTED 16/09/2022</p> |
| 22.49.02.03 | <p>NE/22/00684/FUL 19 Cotterstock Road, PE8 5HA Jennifer Wallis</p> | <p>Recommendation: Comments from PCM 7/8/2022: OTC have no objections to the application but reiterate the request regarding preserving as many trees as is practicably possible.</p> |

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| | Construction of 2 family dwellings and associated landscaping. | Outcome: GRANTED 16/09/2022 |
| 22.49.02.04 | NE/22/00806/TPO 15 Warren Bridge, PE8 4DQ Brian Ogden 1 x Ash (T26)- 1.5m Crown reduction to maintain size of tree and limit excessive shading due to proximity of house and outbuilding. | Recommendation: No objection Outcome: GRANTED 23/09/2022 |
| 22.49.02.05 | NE/22/00827/FUL 33 West Street, PE8 4EJ Ellen Carr Conversion and extension of outbuilding into ancillary accommodation; Internal and external alterations to main dwelling including addition of new railings and steps to front of house; replacement of glazed lobby to rear of building, replacing brick facade with stone, alterations to fenestration including new bathroom window. NE/22/00828/LBC Internal and external alterations to main dwelling including addition of new railings and steps to front of house, repairs to boundary wall and coursed rubble stone walling, replacement of glazed lobby to rear of building, replacing brick facade with stone, alterations to fenestration including new bathroom window. | Recommendation: No objection subject to any contrary views of the Conservation Officer. Outcome: GRANTED 27/09/2022 |

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| 22.49.02.06 | NE/22/01016/TCA 38 North Street, PE8 4AL Brian Ogden T1 - Leylandii - crown lift to 4m. | Recommendation: No objection subject to any contrary views of the Tree Officer. Outcome: GRANTED 28/9/2022 |
| 22.49.02.07 | NE/22/00881/TCA The Gascoigne Building, 3 North Street, PE8 4AL Brian Ogden The trees along the eastern boundary wall (807 - 816) of the Gascoigne car park that overhang the rear gardens of 25 - 47 North Street, see location plan D7. To reduce the overhang and encroachment over the rear gardens by a maximum of 4 metres so that the neighbours are better able to enjoy their private spaces, shorten the branches from those boundary trees to suitable growing points. Balance the overall crown shape by local sympathetic branch reduction, to suitable growing points. Remove self-set seedlings less than 150mm in diameter that are within 2m of the boundary wall to prevent future damage to said wall. | Recommendation: No objection subject to any contrary views of the Tree Officer. Outcome: GRANTED 28/9/2022 |

PC22.49.03 Planning Appeals – None.

PC22.50 Riverside update – decide next steps.

The Planning Committee agreed dialogue with the owner should be encouraged and continued effort be made to improve this site.

PC22.51 Clarke Telecom – Installation of Radio Base Station at Market Place, PE8 4AR - discuss and decide response.

The Planning Committee agreed unanimously to strongly object to the suggested location of the Radio Base Station in the Market Place.

They agreed they are willing to discuss other potential locations further with Clarke Telecom but feel very strongly that the Market Place is not an acceptable location. The Market Place falls within the conservation area. The Market Place has many historical Grade II, Grade II Star and Grade 1 listed buildings either within the Market Place or in close proximity to it. EO to forward these comments to Clarke Telecom.

PC22.52 Planning Advisory Panel – discuss and decide next steps.
The Committee agreed that this idea should be progressed. Cllr Chapple to draft an invitation letter and Cllrs to provide names and contact details of potential invitees.

PC22.53 Any Other Relevant Matters for Report Only - None.

Meeting ended: 8.54pm

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

Signature:.......... Dated:..........