



# Oundle Town Council

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**Minutes of the Planning Committee Meeting held on Tuesday 5<sup>th</sup> April 2022 at 7.30pm in the Oundle Suite, Fletton House.**

**Present:** Cllr Luke Jones, Cllr Jamie Arnold & Cllr Val Chesser.

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

**In the absence of the Chair, Cllr Jones put himself forward to chair the meeting.**  
**Proposed:** Cllr Chesser      **Seconded:** Cllr Arnold      **Resolved:** All in favour

**PC21.94**      **To receive and accept apologies for absence - Cllr's Chapple, Davis & Fuller – Accepted.**

**PC21.95**      **Representation of Interested Parties – None.**

**PC21.96**      **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).

**21.96.01**      Disclosable Pecuniary Interests – None.

**21.96.02**      Other Interest – Item 21.98.01.05 – Cllr Arnold is an employee of the applicant.

Item 21.98.01.06 – Cllr Jones is an employee of the applicant.

**PC21.97**      **Minutes of the previous meetings.**

**Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 1<sup>st</sup> March 2022 as an accurate record'* (*Standing Order 12*)

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

**PC21.98**      **Planning Applications - Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

**PC21.98.01 Planning Applications:**

Item	Reference	Details
21.98.01.01	NE/22/00276/FUL & NE/22/00303/LBC 58 West Street, PE8 4EF Sunny Bains	Proposed internal and external alteration works to dwelling, including new lantern light to flat roof, reducing 1 window, new set of bifold doors, and

		<p>minor internal alterations to C20 extension. (Resubmission) OTC comments from Jan PCM: No objection subject to any contrary views of the Conservation Officer.</p> <p>OTC comment from April PCM: NO OBJECTION SUBJECT TO ANY CONTRARY VIEWS OF THE CONSERVATION OFFICER.</p>
21.98.01.02	<p><b>NE/22/00307/FUL</b> <b>106 Glapthorn Road, PE8 4PS</b> <b>Ellen Carr</b></p>	<p>Proposed single storey rear extension, new pitched roof to replace flat roof and the relocation of the front porch. No objection.</p>
21.98.01.03	<p><b>NE/22/00298/FUL</b> <b>9 Rock Road, PE8 4LN</b> <b>Jacqui Colbourne</b></p>	<p>Two storey rear extension, single storey side extension, and raising of roof on existing rear projection. OTC object to this application. Having read the detailed and valid objections from the immediate neighbour, OTC agree with the objections and believe this application amounts to overdevelopment of the site.</p>
21.98.01.04	<p><b>NE/22/00244/FUL &amp; NE/22/00245/LBC</b> <b>1 St Osyth's Lane, PE8 4BG</b> <b>Ian Baish</b></p>	<p>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 &amp; NE/21/01486/LBC. 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. OTC comments from April 22 PCM: OTC commends the applicants amended application to use Collyweston slates as opposed to an alternative. OTC have no objection subject to the applicant conforming to the advice and suggestions made by Historic England, Natural England and the Ecologist .</p>
21.98.01.05	<p><b>NE/22/00188/ADV</b> <b>The Co-op, 5 St Osyth's Lane, PE8 4BG</b> <b>Jennifer Wallis</b></p>	<p>3 x halo illuminated letters on rails 1 x projecting signs 1 x double sided post sign. OTC note that this work has already been completed and repeat our usual comments that we are unhappy about the retrospective nature of this application. OTC OBJECT TO THE USE OF INTERNALLY ILLUMINTED SIGNAGE WITHIN THE CONSERVATION AREA ON THE</p>

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		BASIS THAT THIS IS CONTRARY TO OUNDLE TOWN COUNCIL'S INTERNAL PLANNING GUIDANCE DOCUMENT. THE USE OF INTERNALLY LIT SIGNS IS DETRIMENTAL TO THE APPEARANCE OF BUILDINGS LOCATED WITHIN THE CONSERVATION AREA. NO OBJECTION TO THE PROJECTING SIGN AND THE DOUBLE SIDED POST SIGN.
21.98.01.06	<b>NE/22/00372/CND Berrystead Barn, 10 Duck Lane, PE8 4DY For information only.</b>	Discharge of conditions pursuant to NE/21/01810/LBC. 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. Condition 2 - Joinery details for new windows.
21.98.01.07	<b>NE/22/00358/TCA Cherry Orchard Yard 13 - 17 Benefield Road, PE8 4EU Brian Ogden</b>	T1- Eucalyptus- Remove most easterly lower limb growing towards property on St Ann's Court. To balance crown and remove risk of limb failing in the future. T2- Ash- Remove three smaller branches back to main limb growing on lowest south eastern limb towards 4 St Ann's Court. Remove 2 smaller branches off eastern limb. To allow more light and clearance to property. T3- Maple- Remove single eastern branch growing towards 4 St Ann's Court back growth point before main stem. To allow more clearance to property. T4- Walnut- Fell to ground level. Severe lean over neighbouring garden- tree lost several large branches damaging neighbours garden in past storm. Will improve safety and light in to the neighbouring garden. T5 Elm. Remove previously shortened limb which bends back and crosses main stem. Limb is wearing on the main stem of the tree, removing limb will stop this. T6- Sycamore. Fell to ground level. Poor health and sparse crown. Remove due to health and risk of tree falling/ damaging outbuilding. NO OBJECTION TO THE WORKS OF TREE HUSBANDRY. IF THE TREE OFFICER BELIEVES THAT EITHER THE WALNUT OR THE SYCAMORE DO NOT NEED TO BE FELLED THEN OTC OBJECTS TO THEM BEING FELLED.
21.98.01.08	<b>NE/22/00347/CND Cotterstock Road, Oundle For information only.</b>	Discharge of conditions pursuant to NE/21/00966/REM - Reserved matters: siting, scale, appearance and landscaping of 126 dwellings pursuant to 19/01327/OUT - Outline planning application for the erection of up to 130 dwellings with public open space, landscaping, sustainable drainage (SuDS) and vehicular access points from Cotterstock Road and St Peters Road. (All matters reserved except for site access) (condition 1). Condition 8 - Estate street phasing and completion

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		plan condition 10 -Proposed arrangement future management and maintenance of verges Condition 11 - Full engineering, drainage, street lighting and construction details of streets Condition 13 - Boundaries and bin plan Condition 14 - Protection of retained trees.
21.98.01.09	<b>NE/22/00274/LDP</b> <b>Laxton Junior School, East Road, PE8 4BX</b> <b>For information only.</b>	The proposal is to extend and reconfigure an existing playground (there will be zero net gain in hard surfacing) and provide a new fence enclosure as indicated on the attached drawings. A new open-sided canopy and external store is proposed of a total area of approx 70m2, with ridge heights and proximity to the school boundary as indicated in the attached drawings. This proposal is incidental to the ongoing use of the school.
21.98.01.10	<b>NE/22/00382/TCA</b> <b>92 South Road, PE8 4BP</b> <b>Brian Ogden</b>	T1 to T4 Lime trees to be repollarded. <b>No objection.</b>

**PC21.98.02 Planning Outcomes: Noted.**

Item	Reference	Outcome
21.98.02.01	<b>NE/21/01785/FUL</b> <b>19 West Street, PE8 4EJ</b> Replacement of existing wooden single glazed windows (partly rotten), with UPV double glazed units of almost identical woodgrain finish and design (Retrospective).	<b>Recommendation:</b> <b>Oundle Town Council objects to the application.</b>  The building is a seventeenth century grade 2 listed building in the conservation area. The applicant should not have undertaken any work on the property without first applying for and obtaining consent and could and should have sought advice from the conservation officer even before submitting an application. If the application had not been made retrospectively the council would have objected unless satisfied that replacement of each window was necessary taking the view that they should have been properly repaired if capable of being repaired and provided that any required replacement window/windows was/were appropriate. The council believes that this would have meant a 'like for like' replacement with single glazed windows in replica wooden frames. The council appreciates that double glazed windows have advantages over single glazed ones and would not have objected had the applicants sought to have secondary glazing fitted if the same could be installed in a way acceptable to the conservation officer.  The council is very concerned that granting retrospective consent would potentially set a dangerous precedent and would certainly do nothing

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		<p>to discourage others from undertaking works on a listed building/within the conservation area without the required consent.</p> <p>The windows that have been fitted are inappropriate and should be removed. They are to the detriment of the listed building itself and to the conservation area more generally.</p> <p><b>Outcome:</b> REFUSED 02/03/2022</p>
21.98.02.02	<p><b>NE/21/01738/VAR</b>  <b>15 St Peter's Road, PE8</b>  <b>4PH</b>  <b>Pete Baish</b></p>	<p><b>Recommendation:</b> 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. Following further information from the case officer, OTC registered no further objection.</p> <p><b>Outcome:</b> GRANTED 07/03/2022</p>
21.98.02.03	<p><b>NE/21/01790/FUL</b>  <b>Land adjacent to Pexley</b>  <b>Court PE8</b>  <b>New dwelling on land off</b>  <b>Pexley Court.</b></p>	<p><b>Recommendation:</b> 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.</p> <p><b>Outcome:</b> GRANTED 08/03/2022</p>
21.98.02.04	<p><b>NE/21/01826/FUL &amp;</b>  <b>NE/21/01827/LBC</b>  <b>51 North Street, PE8 4AL</b>  <b>Widening of existing C20</b>  <b>gated entrance.</b></p>	<p><b>Recommendation:</b> No objection.</p> <p><b>Outcome:</b> GRANTED 08/03/2022</p>
21.98.02.05	<p><b>NE/21/01794/LDP</b>  <b>13 Clifton Drive, PE8 4EP</b>  <b>Reconfiguration of ground</b>  <b>floor.</b></p>	<p><b>Recommendation:</b> No objection.</p> <p><b>Outcome:</b> GRANTED 14/03/2022</p>
21.98.02.06	<p><b>NE/22/00063/TCA</b>  <b>2 Herne Road, PE8 4BS</b>  <b>T1 - Sycamore - crown lift</b>  <b>to 4m; T2 - Hornbeam -</b>  <b>Thin 10% and crown</b>  <b>lift over highway to 5.2m.</b></p>	<p><b>Recommendation:</b> Oundle Town Council does not object to the proposed tree works in respect of the sycamore but is concerned at the works proposed in relation to the hornbeam. Given the nature of the tree and its location the council invites the tree officer to consider whether the tree should be made subject to a tree preservation order so that any tree husbandry undertaken is only undertaken if necessary and if undertaken appropriately.</p> <p><b>Outcome:</b> GRANTED 15/03/2022</p>

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21.98.02.07	<b>NE/21/01773/TPO</b> <b>Prince William School,</b> <b>Herne Road, PE8 4BS</b> T3656 Sycamore - Section fell to ground level as recommended in the attached survey.	<b>Recommendation:</b> No objection subject to any contrary views of the Tree Officer. <b>Outcome:</b> GRANTED 15/03/2022
21.98.02.08	<b>NE/21/01831/TCA</b> <b>12 New Street, PE8 4EA</b> T1 - Beech - crown lift to 6m over garden (removing 2 significant scaffold limbs and other smaller branches) to allow more light into the garden.	<b>Recommendation:</b> No objection subject to any contrary views of the Tree Officer. <b>Outcome:</b> GRANTED 15/03/2022
21.98.02.09	<b>NE/21/01763/TPO</b> <b>20 Creed Road, PE8 4QN</b> 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.	<b>Recommendation:</b> No objection. <b>Outcome:</b> GRANTED 15/03/2022
21.98.02.10	<b>NE/21/01671/FUL &amp; NE/21/01672/LBC</b> <b>Lorne Cottage &amp; Lorne House, 38 Market Place, PE8 4AJ</b> Internal and external alteration works to dwellings, including widening gated entrance, new FG and FF french doors, balustrade, side entrance canopy, alterations to flat roof	<b>Recommendation:</b> Oundle Town Council objects to some of the proposed alterations due to their impact upon the listed building and in particular the installation of French windows/doors opening onto a flat roof and the wrought iron balustrade on that roof. OTC notes that the combined property has six bedrooms at first floor level and one at second floor level where there are two further rooms (designated as study and games room) which could be used to expand the property to a nine bed roomed one and only a limited amount of on-site parking. If permission is granted OTC would want conditions imposing to regulate the timing of renovation works

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	parapet and rendering of walls.	<p>and their impact upon neighbouring properties. In particular vehicles bringing either workers or equipment or materials for the works to be undertaken should not be permitted to park on site or enter JERICHO given the impact of this upon other properties.</p> <p><b>Outcome: GRANTED 18/03/2022</b></p>
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**PC21.98.03 Planning Appeals – APP/G2815/W/21/3273263 – 20/00173/FUL - Abbott House Residential Home Historic, Glapthorn Road, PE8 4JA**  
**Appeal dismissed, planning permission REFUSED 28/02/2022 – Noted.**

**PC21.99. To consider the information from STAUNCH and objection to the industrial units on land West of A1 Haddon Newlands Development.**  
The information was received and noted.

**PC21.100 Any Other Relevant Matters for Report Only.**  
Cllr Arnold noted that the new signage is in already in place for 21/01819/LBC but has seen no permission granted – EO to check. Update: Permission granted on the 30/3/22 and notification will appear on the May PCM agenda.

**Meeting ended: 8.21pm**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (3<sup>rd</sup> May 2022) is: Wednesday 27<sup>th</sup> April - 12 noon – early due to Bank Holiday 2<sup>nd</sup> May.**

*ZAC/HC 3/5/22*