



Oundle Town Council

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

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Minutes of the Planning Committee Meeting held on Tuesday 5th July 2022 at 7.30pm in the Oundle Suite, Fletton House.

Present: Cllr Jamie Arnold, Cllr David Chapple & Cllr Luke Jones.

Two members of the public were also in attendance.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC22.19 To Elect a Chair of the Planning Committee.

Cllr David Chapple was elected as Chair of the Planning Committee.

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

PC22.20 To Elect a Deputy Chair of the Planning Committee.

Cllr Luke Jones was elected as Deputy Chair of the Planning Committee.

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

PC22.21 To receive and accept apologies for absence – Cllr Fuller, apologies accepted.

PC22.22 Representation of Interested Parties – None.

PC22.23 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).

22.23.01 Disclosable Pecuniary Interests – None.

22.23.02 Other Interest – Item 22.25.01.01 – Cllr Chapple - Cllr Chapple's wife is a member of the Tennis Club.

Item 22.25.01.01- All OTC Councillors present as the Tennis Club are OTC tenants.

PC22.24 Minutes of the previous meetings. *

Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 7th June 2022 as an accurate record' (Standing Order 12)*

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

PC22.25 Planning Applications - Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC22.25.01 Planning Applications

Item	Reference	Details
22.25.01.01	NE/22/00688/FUL Oundle Tennis Club, St Peter's Road (Occupation Road) PE8 4NQ Jacqui Colbourne	The proposal is to construct a raised timber decking to allow disabled access to the side doors on the club house. OTC support this application.
22.25.01.02	NE/22/00687/FUL 2 North Street, PE8 4AL Chris Hill	The refurbishment and alterations, internal and external (installation of facsimile awning and new doorway), to an existing shop and its associated living accommodation. OTC do not object to this application but would ask that a Construction Management Plan is in place in view of the limited parking facilities onsite.
22.25.01.03	NE/22/00699/VAR Waitrose, 66 East Road, PE8 4BZ Pete Baish	Variation of conditions 16 and 20 to remove the current HGV delivery hours restriction of 06:00 to 22:00 Mondays to Sundays at the Waitrose food store pursuant to 12/01051/FUL. Demolition of existing buildings on site and erection of a Class A1 food store (2,203 sqm gross floorspace) and ancillary cafe, together with access and car park providing 157 spaces, servicing and landscaping. OTC object to this variation. These conditions were imposed as the store is close to a number of residential properties, the removal of the conditions could be detrimental to the residential amenity.
22.25.01.04	NE/22/00789/TPO 20 Creed Road, PE8 4QN Brian Ogden	T1- Ash - Reduce crown by up to 3 meters leaving between 1.5 meters and 2 meters of growth from previous pruning points. Remove any crossing or damaged branches. No objection.
22.25.01.05	NE/22/00761/FUL 17 Cotterstock Road, PE8 5HA Jennifer Wallis	Part two storey rear extension including staircase; part single storey rear extension; and new detached garage. No objection.
22.25.01.06	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. No objection.
22.25.01.07	NE/22/00722/CND Cotterstock Road Development No paperwork Information Only – Status Withdrawn	Discharge of conditions pursuant to planning permission 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 7 - landscaping OP0038 TL0389 Cotterstock Road Oundle.
22.25.01.08	NE/22/00774/CND Cotterstock Road Development No paperwork Information Only	Discharge of conditions pursuant to planning permission 19/01327/OUT dated 12th June 2020 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 15 - Sustainability measures OP0038 TL0389 Cotterstock Road Oundle.
22.25.01.09	NE/22/00775/CND Cotterstock Road Development No paperwork Information Only	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 5 - Play area Condition 7 - Tree Species Condition 15 - Works to the Ash tree NT24 OP0038 TL0389 Cotterstock Road Oundle.

PC22.25.02 Planning Outcomes: Noted.

Item	Reference	Outcome
22.25.02.01	NE/22/00475/FUL 70 Benefield Road, PE8 4EZ Chris Hill 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.	Recommendation: No objection. Outcome: GRANTED 14/06/2022
22.25.02.02	NE/22/00438/TPO 109 Glaphorn Road, PE8 4PS Brian Ogden Lime Tree (T1) - Crown raise tree to 4m to allow clearance for vehicles and signage.	Recommendation: No objection. Outcome: GRANTED 07/06/2022

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22.25.02.03	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.	Recommendation: No objection. Outcome: GRANTED 27/06/2022
22.25.02.04	NE/22/00602/TCA & NE/22/00603/TPO The Great Hall, New Street, PE8 4EA Various tree works per the attached schedule & Proposed tree works as part of ongoing tree management as listed on spreadsheet.	Recommendation: No objection subject to any contrary views of the Tree Officer. Outcome: GRANTED 29/06/2022
22.25.02.05	NE/22/00613/TCA 9 Herne Road, PE8 4BS Cherry (T1) Remove tree in front to ground level Apple Tree (T2) Remove tree in rear to ground	Recommendation: OTC are concerned about the removal of any trees, particularly in a conservation area; Regarding T1 – OTC object. The Committee feel that felling to allow more light into the house is not a good enough reason to fell a healthy tree. T2 -OTC have no objection to the removal of a dead tree and defer to the views of the Tree Officer. Outcome: GRANTED 29/06/2022

PC22.25.03 Planning Appeals – Noted.

NE/21/01785/FUL - 19 West Street, PE8 4EJ –

Replacement of existing wooden single glazed windows (partly rotten), with UPV double glazed units of almost identical woodgrain finish and design (Retrospective).

OTC Previous Comments:

Oundle Town Council objects to the application.

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 to discourage others from undertaking

works on a listed building/within the conservation area without the required consent. 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.

PC22.26 To receive Town update regarding Miller’s Field following the presentation at the PCM on 3rd May and to receive Bill Martin and residents’ correspondence regarding this update, discuss and consider next steps.
Town update & residents’ correspondence received. Due to the meeting only just being quorate it was decided to defer any further discussion of these plans to a future meeting, date TBC.

PC22.27 To receive latest update documentation from STAUNCH and decide next steps. Updates received. It was agreed that it would be beneficial to invite a spokesperson from STAUNCH to a future meeting, date TBC.

PC22.28 **Any Other Relevant Matters for Report Only.**
Cllr Chapple mentioned the report from Cllr Reichhold following the NNC Area Planning Committee meeting held on 30th June 2022 regarding the site off St Christopher’s Drive and requested this be included on the agenda for the August Planning Committee Meeting.
Deputy Clerk informed the PC of two applications, objected to by the OTCP, appearing before NNC Area Planning Committee on the 13th July.

Meeting ended: 8.30pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (2nd August 2022) is: Thursday 28th July 2022 - 12 noon.

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