



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 October 2021 at 7.30pm in the Oundle Suite, Fletton House.

Present: Cllr David Chapple, Cllr Val Chesser, Cllr Paul Davis, Cllr David Fuller, Cllr Luke Jones, Cllr Jamie Arnold & Cllr Rupert Reichhold.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC21.38 To receive and accept apologies for absence – None.

PC21.39 Representation of Interested Parties

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*).

Tony Robinson, Nadine Edwards & Martin Bates - Item number 21.42.01.01&02

Land between St Christopher's Drive and A605 Oundle Bypass.

The Committee received the presentation from Tony Robinson.

PC21.40 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).

21.40.01 Disclosable Pecuniary Interests – None.

21.40.02 Other Interest – Cllr Chapple – Item No 21.42.01.03 – Applicant known to Cllr Chapple.

All Councillors – Item No 21.42.01.06 – Rugby Club tenant on OTC land.

PC21.41 Minutes of the previous meetings.

Proposition: 'To approve and sign minutes of the Planning Committee meeting held on 7th September 2021 as an accurate record' (*Standing Order 12*)

Proposed: Cllr Chesser

Seconded: Cllr Jones

Resolved: All in favour

PC21.42 Planning Applications.

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

PC21.42.01 Planning Applications:

Item	Reference	Details
21.42.01.01	<p>NE/21/01309/REM Land between St Christopher's Drive and A605 Oundle Bypass Patrick Reid</p> <p>NE/21/01330/REM</p>	<p>Reserved Matters approval of Appearance, Landscaping, Layout and Scale pursuant to application number 19/01355/OUT - Outline planning permission for the erection of 65 dwellings and an extra-care facility of up to 65 units. Please see attached document.</p> <p>Reserved Matters: design, parking and landscaping for the Extra Care facility comprising of 65no apartments, communal and support facilities pursuant to 19/01355/OUT - Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access). Please see attached document.</p>
21.42.01.02	<p>NE/21/01326/TPO Chapel Hill House, South Road, PE8 4BU Brian Ogden</p>	<p>T1 - Copper beech - crown lift to 6m and prune to give 2m clearance to garage. Reason: to increase light levels to the garden and prevent damage to the building. T2 - Indian Chestnut- fell to ground level due to recent limb failure caused by Ganoderma. Reason: This fungus, fruiting at 2m on the south side of the trunk, has rendering the tree unsuitable for retention. Replanting with a 12/14 Liquidamber styraciflua in the same place. No objection subject to the views of the Tree Officer.</p>
21.42.01.03	<p>NE/21/01262/FUL The Stables, The Old Music School, 49 West Street, PE8 4EJ Susie Russell</p>	<p>Double storey rear extension. No objection subject to the views of the Conservation Officer.</p>
21.42.01.04	<p>NE/21/01373/VAR 50 Glapthorn Road, PE8 4PP Jacqui Colbourne</p>	<p>Variation of condition 3 to allow for amendments to external appearance pursuant to 20/01428/FUL - Demolition of existing garage; three Storey (Ground floor, first floor and attic) side extension and remodeling of existing conservatory to become a garden room. No objection.</p>
21.42.01.05	<p>NE/21/01350/FUL 58 Springfield Road, PE8 4LT Jennifer Wallis</p>	<p>Single storey rear extension, ramping and associated external works for disabled user. No objection.</p>

21.42.01.06	NE/21/01353/FUL Oundle Rugby Football Club, Occupation Road, PE8 4RU Patrick Reid	The positioning of three containers to provide additional changing and catering facilities. No objection.
21.42.01.07	NE/21/01425/FUL 8 Walcot Close, PE8 4QU Jacqui Colbourne	First floor extension over existing garage. No objection.
21.42.01.08	NE/21/01424/FUL Coach House, 28 Herne Road, PE8 4BS Ian Baish	Erection of single garage in 'Block and Render', with tiled roof and new off-street parking area (revised resubmission to NE/21/01025/FUL). No objection.
21.42.01.09	OP0038 TL0389 Cotterstock Road. Pete Baish	Discharge of conditions pursuant to 19/01327/OUT: 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 expect for site access). Condition 24 - Shared cycle paths and crossing Condition 26 - Right hand turn ghost island OP0038 TL0389 Cotterstock Road Oundle Northamptonshire. Not consulted - for information only – Noted.

PC21.42.02 Planning Outcomes: Noted.

Item	Reference	Outcome
21.42.02.01	NE/21/01060/TCA Common Room, Oundle School, Milton Road, PE8 4AB T1 goat willow - crown lift/reduce to the south to provide 1.5m clearance in full leaf of the neighbouring property.	Recommendation: On the basis that this seems to amount to necessary tree husbandry we have no objection subject to any contrary view of the tree officer. Outcome: GRANTED 22/09/2021
21.42.02.02	NE/21/01193/FUL 2 Hillfield Road, PE8 4QL Single storey rear extension to dwelling to provide new dining and living room.	Recommendation: No objection. Outcome: GRANTED 22/09/2021
21.42.02.03	NE/21/01100/FUL 44 Rock Road, PE8 4LL Two storey rear extension, demolition of existing garage, alterations to fenestration and replacement windows. Re-	Recommendation: Our comment at May PCM: No objection. The council welcomes the Applicant's creation of on-site parking space when there is no current provision for this. The applicant's original application was refused (although we had no objection to it) on the basis that the proposed two storey rear extension would have a

	submission of NE/21/00593/FUL.	significant adverse impact upon a neighbouring property by virtue of overlooking, By following the suggestions of council planning officers to make appropriate internal alterations which enable the use of obscured glass for the relevant windows in the first floor of the extension it appears that the overlooking issue would be resolved and on this basis we do not object. The council welcomes the Applicant's creation of on-site parking when there is no current provision for this. Outcome: GRANTED 3/9/2021
21.42.02.04	NE/21/00734/LBC The Coffee Tavern, 34 Market Place, PE8 4BE Repaint the front exterior woodwork surrounding the windows including the door. Change the colour from dark red to a duck egg blue. Replace the white painted 'The Coffee Tavern' lettering with 'The Coffee Tavern' brushed steel letters (matt finish). Replacement of existing advertising board on right-hand side with poster board.	Recommendation: OTC has no objections to the colour change to the exterior woodwork or the colour of the lettering but OTC does object to the backlighting of the sign. As the business does not open at night there is no need for it to be illuminated. Outcome: GRANTED 13/9/2021
21.42.02.05	NE/21/01025/FUL Coach House, 28 Herne Road, PE8 4BS Erection of single garage in 'Block and Render', with tiled roof on land adjacent to dwelling and owned by the applicant.	Recommendation: No objection. Outcome: REFUSED 7/09/2021

PC21.42.03 Planning Appeals – Appeal notice received on 04/10/2021 for 20/00173/FUL Abbott House Residential Home Historic – OTC have no further comments.

PC21.43 Any Other Relevant Matters for Report Only - None.

Meeting ended: 8.58pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (2nd Nov 2021) is: Thursday 28th October 2021 - 12 noon.

Z. Liff
2/11/2021