



Oundle Town Council

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Minutes of the Planning Committee held on Thursday 6th February 2014 at 7.30pm in the Council Chamber, The Courthouse, Mill Road, Oundle.

Present: Cllrs Chapple, Chesser, Fraser and N Oakes

Absent: Cllr Rose

Minutes: Trish Baker

PC13.67. Apologies for Absence:

Apologies for absence were received and accepted from Cllr Radcliffe (personal)

PC13.68. Minutes and Actions from the Previous Meeting

13.68.01. PROPOSITION: 'To approve and sign minutes of the Planning Committee meeting held on 2 January 2014 as an accurate record' (Standing Order 10c).

Proposed: Cllr N. Oakes **Seconded:** Cllr Fraser
Resolved Unanimously

13.68.02. To review the Action Points from the meeting held on 2 January 2014.

Actions were complete or contained within this agenda.
Action Point PC/02.01.2014/01. Response from OTC Planning ref: 14/00003/ADE The Wharf house, Station Road, Oundle.
'It was noted that the two signs displayed are oversized and planning consent not given. However the Planning Committee would want this to be reduced to one sign only for display purposes, preferably under 0.3 sq m, but would be unlikely to object to one sign at 0.45 sq m.'

PC13.69. Declarations of Interests

To receive any declarations of interest from Members and Officers under Section 50 of the Local Government Act 2000 (*Standing Order 35 and 36*)

13.69.01. Disclosable Pecuniary Interests

None

13.69.02. Other Interest

Item 13.71.01.02. Cllr Chapple is a signatory on the original objection, however it was agreed that this is a different application

PC13.70. Representations from Interested Parties

None

PC13.71. Planning Applications

13.71.01. Planning Applications

The following planning applications were considered with the outcomes as noted:

Item	Reference	Details	Outcome
13.71.01.01	EN/13/02129/FUL	<u>At Herne Lodge and Land Ashton Road</u> Erection of an electricity substation together with its access path & amendment to existing visitor parking areas.	No objection
13.71.01.02	EN/14/00002/FUL	<u>The Talbot Hotel 7 New Street</u> The erection of a Weldon Stone, Ashlar faced, entrance incorporating a two leaf timber door set at the Drummingwell Lane pedestrian entrance to the hotel.	Objection 1 Abstention 1 No Objection 2 No Objection
13.71.01.03	EN/14/00005/FUL	<u>2 Cordwainer Gardens</u> Erection of double garage.	No Objection
13.71.01.04	EN/14/00064/FUL	<u>20 Warren Bridge</u> Two storey side extension to existing dwelling providing an extra bedroom and living space.	No Objection
13.71.01.05	EN/14/00082/FUL	<u>1 Cordwainer Gardens</u> Proposed single storey garden room to the rear of the property.	No Objection
13.71.01.06	EN/13/02123/LBC	<u>41A West Street</u> Removal of doorway and alcove wall between existing kitchen and dining room.	No Objection Subject to the views of the Conservation Officer
13.71.01.07	EN/13/01551/OUT	<u>Arn Cottage Wood Lane</u> Outline: Demolition of existing Arn Cottage and build new self contained four bedroom house and associated site works – Change of red line – amended proposed site plan	No Objection

13.71.02. Planning Outcomes

Item	Reference	Outcome
13.71.02.01	<u>EN/13/01621/FUL Nene Bridge House Mill Road</u> Proposed two storey side extension to the eastern gable to provide new double garage, utility and WC at ground floor with two new bedrooms and bathroom to the first floor etc	Recommendation: No Objection Outcome: Granted
13.71.02.02	<u>EN/13/01707/FUL Drill Hall House 1A Benefield Road</u> Change of use from commercial to residential to create	Recommendation: No Objection.

	eight two bedroom flats. Demolition of rear single storey hall, outbuildings and two storey rear element etc	Outcome: Granted
13.71.02.03	<u>EN/13/01871/FUL 62 Glaphorn Road</u> Construction of new 2 bedroom dwelling accessed off Cotterstock Road and provision for Off Road Parking.	Recommendation: No Objection Outcome: Granted
13.71.02.04	<u>EN/13/01924/LBC 14 West Street</u> Proposed damp proofing and re plastering works.	Recommendation: No Objection Outcome: Granted
13.71.02.05	<u>EN/13/01909/TCA 12 West Street</u> T1 Goat Willow, Reduce by 50%	Recommendation: No Objection Outcome: Granted
13.71.02.06	<u>EN/13/01971/FUL 12C Glaphorn Road</u> Replacement Garage	Recommendation: No Objection Outcome: Granted
13.71.02.07	<u>EN/13/02048/FUL 28 Kings Road</u> Front porch and high level ground floor window on south elevation (side)	Recommendation: No Objection Outcome: Granted

13.71.03. Planning Appeals

Item	Reference	Details	Comments
13.71.03.01.	EN/12/01542/VAR and EN/12/01543/VAR	Use of natural Welsh Slate to rear instead of as per condition 2 of planning permission 07/01219/FUL and as per condition 2 of Listed Building Consent 07/01218/LBC at <u>12 West Street</u>	Appeal Granted No Comment
13.71.03.02	EN/13/01245/OUT	<u>Outline:</u> Residential development of up to 95 houses (all matters reserved) at Land between St. Christopher's Drive and A605 Oundle Bypass.	Recommendation: Objection Original objections to be re-submitted with additional statement by Cllr Chapple

13.72. Planning Matters

- 13.72.01. To review and consider the Council's Community Infrastructure Levy requirements list and to note the Town and Parish Council's Briefing regarding CIL.
Cllr Chapple noted the Draft R123 CIL list and Document. After discussion it was agreed to keep this document under review and as a standing item on the next agenda. Cllr Oakes to submit a meeting report on his attendance at the Oundle Marina Presentation.
- 13.72.02. To consider any updates to Oundle Town Council's Planning Guidance document.
None
- 13.72.03. To consider the Council's policy on Advertising Posters and to develop a policy on A Boards.
Cllr Oakes invited to produce a guidance document on A Boards following on from work he has previously done and to liaise with the Chamber of Trade. Both policy documents are to be reviewed together at the next Planning Committee meeting on 06.03.14. The document produced is then to be adopted and presented to Full Council under yearly review and copies sent to ENC and NCC.

13.73. Consultations/Correspondence

- 13.73.01. ENC: Electronic Consultation – To consider the Council's preferred communication method for planning applications.
Noted. It was agreed that we would like an 'Option 4' and that is to continue receiving hard copies but will trial e-mail copies alongside this for 3 months.
- 13.73.02. Northamptonshire Licensing Partnership: Variation to licence for Oundle Golf Club.
Cllr Chesser advised that there are no toilets upstairs and by extending the opening hours they hope to attract larger events and this may potentially cause problems. No observations on this therefore no need to respond.
- 13.73.03. NCC Development Local Validation List Consultation. End date 12 February 2014 (referred from PC02.01.2014).
We are not going to make any observations and thank Cllr Oakes for looking at this.
- 13.73.04. NCC Minerals and Waste Local Validation List. End date 12 February 2014 (referred from PC02.01.2014).
We are not going to make any observations and thank Cllr Oakes for looking at this.
- 13.73.05. Mr & Mrs Kilgour regarding planning issues with a neighbouring property.
Noted. Cllr Chapple to draft letter in response.
- 13.73.06. To note a copy of the letter from Oundle Town Council regarding the proposed development of the Oundle Marina.

Noted. Letters sent to Oundle Marina developer and Barnwell Parish Council.

13.74. Any Other Relevant Matters for Report

Cllr Fraser attended a meeting of Chamber and Trade and would like Oundle Town Council to host a public meeting with ENC, Sarah Barnwell and Highways regarding the Town Centre Improvements possibly held at the QVH with dates to suit all parties.

There being no further business the meeting closed at 9.22pm

Signed.....*ZAL*..... Dated.....*6/3/14*.....

Action Points – Planning Committee Meeting – 06.02.2014

Reference	Action	Responsibility	Due Date
PC/06.02.2014/01.	Response to be sent to ENC regarding A Boards ref 14/00003/ADE The Wharf House Station Road	DC/TB	06.03.2014
PC/06.02.2014/02.	Original objections to be re-submitted with additional statement Ref: EN/13/01245/OUT - Planning Appeal Residential development of up to 95 houses St. Christopher's Drive.	DC/TB	06.03.2014
PC/06.02.2014/03.	To review and consider the Council's Community Infrastructure Levy Requirements List- Draft R123 List and include as standing item on next planning agenda.	DC/NF	06.03.2014
PC/06.02.2014/04	Meeting Report to be submitted re: Oundle Marina Development	NO	06.03.2014
PC/06.02.2014/04.	Guidance Policy Document on A boards to be produced.	NO	06.03.2014
PC/06.02.2014/05.	ENC Electronic Consultation response to be sent	TB	06.03.2014
PC/06.02.2014/06.	Letter to be sent to Mr & Mrs Kilgour.	DC/TB	06.03.2014