



# Oundle Town Council

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**Minutes of the Planning Committee Meeting held on Tuesday 2<sup>nd</sup> March 2021 at 7.30pm via Zoom.**

**Present:** Cllr David Chapple, Cllr Val Chesser, Cllr Clive Humphreys, Cllr Tony Robinson and Cllr Malcom Glen.

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

**PC20.34** To receive and accept apologies for absence – Cllr Fuller - Accepted

**PC20.35** **Representation of Interested Parties** – Robert - Item 20.38.01.03 – a statement of objection was read by Robert on behalf of his parents who are immediate neighbours to this property.  
Also in attendance Julian Watts-Russell.

**PC20.36** **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).

**20.36.01** Disclosable Pecuniary Interests - None

**20.36.02** Other Interest – None

**PC20.37** **Minutes of the previous meetings**

**Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 2<sup>nd</sup> February 2021 as an accurate record' (Standing Order 12)*

**Proposed:** Cllr Chesser

**Seconded:** Cllr Humphreys

**Unanimous**

**PC20.38** **Planning Applications**

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

**PC20.38.01** **Planning Applications**

Item	Reference	Details
20.38.01.01	NE/21/00230/FUL 4 New Road Oundle Peterborough	Double storey rear extension. <b>No objection.</b>

	Northamptonshire PE8 4LA	
20.38.01.02	NE/21/00227/FUL 15 New Road Oundle Peterborough Northamptonshire PE8 4LB Jacqui Colbourne	New single-storey rear extension; New mono-pitch roof above existing single-storey side extension. <b>No objection.</b>
20.38.01.03	NE/21/00170/FUL 61 Hillfield Road Oundle Northamptonshire PE8 4QR Susie Russell	Single storey rear extension and link to part garage conversion to provide accessible accommodation. <b>Objection.</b>  There has been an objection from a neighbour about overlooking. Any potential overlooking could be met either by a condition requiring the type of glass to be used or requiring the removal of any window which would give rise to overlooking.  There is concern that the loss of on-site parking resulting from the conversion from a double to a single garage might lead to on-street parking. There must be on-site parking commensurate with the size of the extended property/number of bedrooms.  There has been an objection from a neighbour that the extent of the works proposed would result in over development of the site and the possible impact of this upon neighbouring properties should be carefully considered.
20.38.01.04	NE/21/00168/FUL 5 Ashton Road Oundle Peterborough Northamptonshire PE8 4BY Gavin Sylvester	Two storey side extension, single storey rear extension and new porch. <b>There is concern that the increase from three to four bedrooms could lead to an increase in occupancy and result in on-street parking. There must be on-site parking commensurate with the size of the extended property/number of bedrooms. The drawings provided do not clearly show that there will be adequate on-site parking.</b>
20.38.01.05	NE/21/00164/FUL 18 Clifton Drive Oundle Peterborough Northamptonshire PE8 4EP Chris Spong	Single storey rear extension, removal of existing conservatory and single storey front extension. <b>There is concern that the creation of a treatment room indicates that the property might be used partially residentially but also partially for commercial purposes. There is an objection to this due to the likely impact of cars entering and leaving Clifton Drive, a cul-de-sac, to visit the treatment room and due to</b>

the problems that would be caused by visitors having to park on the street when using the treatment room.

There is also concern that the loss of on-site parking resulting from the conversion of the double garage to a single garage might lead to on-street parking. There must be on-site parking commensurate with the size of the extended property/number of bedrooms. The drawings provided do not clearly show that there will be adequate on-site parking.

#### PC20.38.02 Planning Outcomes - Noted

Item	Reference	Outcome
20.38.02.01	<b>20/01532/TCA</b> <b>12B Market Place, PE8 4BQ</b> T1 - Purple Beech, Crown reduce by 2.5m, leaving a radial canopy of 6m.	<b>Recommendation:</b> No objection subject to any contrary views of the Tree Officer. <b>Outcome: GRANTED 27/01/21</b>
20.38.02.02	<b>20/01545/FUL &amp; 20/01546/LBC</b> <b>Flat 13, Parsons Latham Hospital, 24 North Street, PE8 4AL</b> Temporary removal of gate. Dismantle two metre length of garden wall to provide access for building operations of previously approved scheme 20/00502/FUL. Reconstruct wall and reinstate gate.	<b>Recommendation:</b> No objection subject to any contrary views of the Conservation Officer. <b>Outcome: GRANTED 01/02/21</b>
20.38.02.03	<b>20/01594/TCA</b> <b>10 Stoke Hill, PE8 4BH</b> Walnut tree, to fell and replace by a substitute tree; Apple tree, to prune.	<b>Recommendation:</b> No objection to the pruning of the apple tree. With regard to removal of the walnut tree, OTC would ask that the applicant consult with the tree officer to obtain advice and ensure a suitable replacement is found. <b>Outcome: GRANTED 05/02/21</b>
20.38.02.04	<b>20/01664/LDP</b> <b>15 New Road, PE8 4LB</b> Certificate of Lawfulness for proposed development/Use: Single-storey rear extension with new mono-pitch roof	<b>Recommendation:</b> No objection. <b>Outcome: REFUSED 05/02/21</b>

*ZAC*

	above existing single-storey side extension.	
20.38.02.05	<b>20/01538//TPO &amp; 20/01558/TCA</b> <b>The Great Hall, New Street, PE8 4EA</b> Various works as described in 2020-22 Tree works programme.	<b>Recommendation: No objection subject to any contrary views of the Tree Officer.</b> <b>Outcome: GRANTED 10/02/21</b>
20.38.02.06	<b>20/01482/LBC &amp; 20/01484/FUL</b> <b>43 Benefield Road, PE8 4EU</b> - To replace 14 existing windows; Replace 2 exterior doors with bespoke hardwood timber doors in a design to match the current doors; Replace Driveway and Pedestrian Gates, with hardwood gates of similar dimensions.	<b>Recommendation: No objection subject to any contrary views of the Conservation Officer.</b> <b>Outcome: GRANTED 17/02/21</b>

**PC20.38.03 Planning Appeals – None**

**PC20.39 To consider OTC response to the ENC Local Plan Part 2 Pre-submission draft (Regulation 19) consultation for approval at the March Full Council Meeting.**  
After a discussion on the draft response, it was decided that Cllr Robinson would add to and amend, where necessary, ready for submission to Full Council on the 16<sup>th</sup> March 2021.

**PC20.40 Any Other Relevant Matters for Report Only - None**

**Meeting ended: 8.42pm**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (6<sup>th</sup> April 2021) is: Tuesday 30<sup>th</sup> March 2021 - 12 noon – early due to Easter Bank Holiday.**

*ZAL*  
6/4/2021