



Oundle Town Council

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

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Minutes of the Planning Committee Meeting held on Tuesday 6th July 2021 at 7.30pm in the Oundle Suite, Fletton House.

- Present:** Cllr David Chapple, Cllr Ian Clark, Cllr Paul Davis, Cllr David Fuller, Cllr Liz Holland & Cllr Luke Jones.
- Minutes:** Lisa Allan – Deputy Clerk & Estates Officer
- PC21.17** **To Elect a Deputy Chair of the Planning Committee.**
This decision was deferred to a future meeting.
- PC21.18** **To receive and accept apologies for absence.**
Apologies received from Cllr’s Chesser, King & Reichhold - Accepted.
- PC21.19** **Representation of Interested Parties - None.**
- PC21.20** **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).
21.20.01 Disclosable Pecuniary Interests – Cllr Clark Item 21.22.01.02 – Cllr is a resident of St Peter’s Road.
21.20.02 Other Interest – Cllr Davis Item 21.22.01.01 – Cllr Davis is a resident of Clifton Drive.
- PC21.21** **Minutes of the previous meetings.**
Proposition: *‘To approve and sign minutes of the Planning Committee meeting held on 1st June 2021 as an accurate record’ (Standing Order 12)*
Proposed: Cllr Jones **Seconded:** Cllr Chapple **Resolved:** All in favour
- PC21.22** **Planning Applications**
Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC21.22.01 Planning Applications

Item	Reference	Details
21.22.01.01	NE/21/00742/FUL Land to rear of Cemetery, Stoke Doyle Road, PE8 Pete Baish	Erection of 53 No. dwellings. with associated open space, parking, landscaping and access. To approve draft response to Planning Application NE/21/00742/FUL – The Chair to make amends to draft response for EO to forward to Planning.
21.22.01.02	NE/21/00966/REM Location: OP0038 TL0389 Cotterstock Road Pete Baish	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). The Chair to draft a response for recommendation at Full Council on the 20th July.
21.22.01.03	NE/21/00929/CND Land Between St Christopher’s Drive And A605 Oundle Bypass Oundle Northamptonshire	Discharge of conditions pursuant to application 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). Condition 10 (i) – Archaeology. No comment.
21.22.01.04	NE/21/00819/FUL 5 Riverside Close, PE8 4DN Jacqui Colbourne	Single storey infill front extension and single storey rear extension including internal and window alterations. No objection – it is not clear from the detail what the colour of the windows will be but OTC ask that it be appropriate to the area.
21.22.01.05	NE/21/00820/LBC 13 Market Place, PE8 4BA Lloyd Mills	Replacement sashes on the first and second floor of the front elevation. No objection subject to the views of the Conservation Officer and the Ancient Monuments Society.
21.22.01.06	NE/21/00852/FUL 100 Glapthorn Road, PE8 4PS Joe Davies	Rear first floor extension. No objection.
21.22.01.07	NE/21/00887/LBC 10 Stoke Hill, PE8 4BH Lloyd Mills	New surface mounted framed identity sign for the business. Our comments at June PCM on the NE/21/00571/ADV app - No objection subject to the view of the Conservation Officer. OTC repeat its previous comment.

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21.22.01.08	NE/21/00862/FUL 43 South Road, PE8 4BP Jennifer Wallis	Part two storey / part single storey extension to existing dwelling to provide kitchen, pantry, utility and bedroom with en-suite and dressing room above, plus a single storey link extension to connect the proposed extension to the existing dwelling. No objection.
21.22.01.09	NE/21/00876/VAR 24 North Street, PE8 4AL Sunny Bains	Variation of condition 6 to allow for revised site plan and hard surfacing materials pursuant to 20/00502/FUL - Extend existing almshouses in garden to form two new almshouses (C2 Use) at one end and an accessible toilet adjacent to the garden room; Extend car park to provide six additional car parking spaces. No objection subject to the views of the Conservation Officer.
21.22.01.10	NE/21/00959/QRY The Old Town Hall, Market Place, PE8 4BA Sunny Bains	Proposed signage. Object – there is currently no information on the planning portal regarding this application. OTC cannot make comments until some detail has been provided.
21.22.01.11	NE/21/00894/FUL 64 Glaphorn Road, PE8 4PT Chris Spong	Remodelling and enlargement of the front porch and alteration of existing car parking, including relocation of existing crossover to improve vehicle to pedestrian visibility. No objection.
21.22.01.12	NE/21/00917/LBC 4 Duck Lane, PE8 4DY Lloyd Mills	To replace the front door with new door in similar style and same material and colour. No objection subject to the views of the Conservation Officer.
21.22.01.13	NE/21/00928/FUL 75 St Peter's Road, PE8 4NQ Chris Spong	Single storey side and rear extension. No Objection.
21.22.01.14	NE/21/00972/FUL & 21/00973/LBC 39 North Street, PE8 4AL Jacqui Colbourne	Single storey side extension and internal alterations. Oundle Town Council objects to these applications. The Applicant's Design and Access Statement correctly describes the proposed extension as 'a complete contrast to the host dwelling'. The proposed works are entirely inappropriate for this listed building within the conservation area and would very severely detract from it and adversely impact the conservation area. The use of teak timber cladding is out of keeping with the listed building and any extension should be constructed of material compatible with the existing structure. If there was to be an extension windows and doors should be made of timber to match the existing. A flat zinc roof is entirely out of keeping with the existing building and

		any extension should be roofed in Collyweston slate to match the existing.
21.22.01.15	20/01704/FUL & 20/01705/LBC 92 West Street, PE8 4EF Lloyd Mills	To replace the front door and frame. No objection subject to the view of the Conservation Officer.
21.22.01.16	NE/21/00913/TDD Bramston House, 26 Market Place, PE8 4BQ	5 day notice to remove/reduce failed mature hornbeam tagged 0956 and 0957. OTC defer to the views of the Tree Officer.
21.22.01.17	NE/21/00979/LDP 3 Rugby Close, PE8 4JT	Certificate of Lawfulness for proposed development/Use: proposed loft conversion including rear dormer. Oundle Town Council objects to this application as amounting to the overdevelopment of the current building. When this development was originally granted planning permission for residential development this was on the basis of a housing mix which was required to deliver a mixed development of varying house sizes. Significantly increasing the size of the property and the accommodation provided means that the dwelling would no longer keep its place in the hierarchy of the development and would reduce the stock of housing of the property's original size to the detriment of the development and indeed the town as a whole.
21.22.01.18	NE/21/00967/LDP 89 Creed Road, PE8 4QX	Certificate of Lawfulness for proposed development/Use: Single storey side extension. No objection.

PC21.22.02 Planning Outcomes – Noted.

Item	Reference	Outcome
21.22.02.01	NE/21/00534/FUL 18 Red Kite Drive, PE8 4FG Two storey side extension and glazed canopy to rear elevation, widening of existing driveway and creation of patio.	Recommendation: No objection. Outcome: GRANTED 26/05/2021
21.22.02.02	NE/21/00529/FUL 16 Tilley Hill Close, PE8 4PU Demolish existing out-house construct new single-storey side & rear	Recommendation: No objection. Outcome: GRANTED 28/05/2021

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	mono-pitched roof extension c/w rooflights.	
21.22.02.03	NE/21/00293/FUL 9 Cotterstock Road, PE8 4PN Two-storey rear extension, widen existing rear extension and full house renovation to include replacement windows and new render colour.	Recommendation: Still no objection. Outcome: GRANTED 04/06/2021
21.22.02.04	NE/21/00581/FUL 4 Stoke Doyle Road, PE8 4BN Single storey front and rear extensions, internal and external alterations.	Recommendation: Provided that the proposed extension is not detached and fully integrated into the existing property then OTC does not have an objection. Outcome: GRANTED 11/06/2021
21.22.02.05	NE/21/00418/FUL & NE/21/00419/LBC Lorne Cottage & Lorne House, 38 Market Place, PE8 4AJ Internal and external alterations to guest house; installation of replacement garage, demolition of existing garage, new gate and addition of a shepherd's hut within the garden.	Recommendation: Subject to any contrary view of the conservation officer there is no objection to the proposed external and internal works nor to the demolition of the existing garage and the installation of the proposed replacement garage. The council is, however, concerned as to the availability of sufficient on-site parking. The council would not want guests using the B&B to have to park on street nor would it want guests to use the short stay car park other than as a short stay car park. Outcome: WITHDRAWN 10/06/2021
21.22.02.06	20/01246/FUL Dovedale, Herne Park, East Road, PE8 4BZ The demolition of an existing bungalow and the erection of 3 new terraced dwelling houses.	Recommendation: OTC objected to 3 dwellings. Outcome: WITHDRAWN 11/06/2021
21.22.02.07	NE/21/00530/FUL Oundle Golf Club, Benefield Road, Oundle, Northamptonshire, PE8 4EZ Single storey flat roofed extension to form new swing studio.	Recommendation: The application is supported and the council welcomes the provision of the WC for disabled use. Outcome: GRANTED 14/06/2021

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21.22.02.08	NE/21/00593/FUL 44 Rock Road, PE8 4LL Two storey rear extension, demolition of existing garage, alterations to fenestration and replacement windows.	Recommendation: No objection. The council welcomes the Applicant's creation of on-site parking space when there is no current provision for this. Outcome: REFUSED 16/06/2021
21.22.02.09	NE/21/00663/FUL 28 East Road, PE8 4BX Single Storey rear extension for domestic use.	Recommendation: No objection. Outcome: GRANTED 18/06/2021
21.22.02.10	NE/21/00578/FUL 96 Glaphorn Road, PE8 4PS Single storey rear extension to incorporate a small breakfast room.	Recommendation: No objection. Outcome: GRANTED 23/06/2021

PC21.22.03 Planning Appeals – None

PC21.23 To receive (Pre-submission) Draft Barnwell Neighbourhood Plan.
This item was deferred to the August PCM.

PC21.24 Any Other Relevant Matters for Report Only – None.

Meeting ended: 9.50pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (3rd August 2021) is: Thursday 29th July 2021 - 12 noon.

ZHJ
7/9/21