



# Oundle Town Council

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

Telephone: 01832 272055

Email: [admin@oundle.gov.uk](mailto:admin@oundle.gov.uk) Website: [www.oundle.gov.uk](http://www.oundle.gov.uk)

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## Minutes of the Planning Committee Meeting held on Tuesday 6<sup>th</sup> September 2022 at 7.30pm in the Oundle Suite, Fletton House.

**Present:** Cllr Jamie Arnold, Cllr David Chapple, Cllr Val Chesser and Cllr David Fuller.

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

**PC22.37** To receive and accept apologies for absence - Cllr's Davis and Jones, apologies accepted.

**PC22.38** **Representation of Interested Parties.**

**22.38.01** Lisa Ward-Holmes from Oundle Town Football Club attended the meeting and gave the PC an overview of the new clubhouse plans which are still in the very early stages. The PC thanked Lisa for the details and invited OTFC to attend future meetings and keep OTC updated.

The Committee agreed they felt it was something the whole council would most likely support and agreed to detail preliminary plans to FC at the next meeting on the 20<sup>th</sup> September.

**22.38.02** No representative from STAUNCH was present at the meeting – It was agreed to invite a representative again if there were any updates.

**PC22.39** **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).

**22.39.01** Disclosable Pecuniary Interests – None.

**22.39.02** Other Interest – Item 22.41.01.07 Applicants known to Cllr Chapple.

**PC22.40** **Minutes of the previous meetings.**

**Proposition:** 'To approve and sign minutes of the Planning Committee meeting held on 2<sup>nd</sup> August 2022 as an accurate record' (*Standing Order 12*)

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

**PC22.41** **Planning Applications - Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

**PC22.41.01 Planning Applications:**

Item	Reference	Details
22.41.01.01	<b>NE/22/00843/FUL</b> <b>Oundle CE Primary</b> <b>School, Cotterstock Road,</b> <b>PE8 5HA</b> <b>Chris Hill</b>	Installation of new Air Source Heat Pump and associated works. <b>No objection - OTC support this application.</b>
22.41.01.02	<b>NE/22/01016/TCA</b> <b>38 North Street, PE8 4AL</b> <b>Brian Ogden</b>	T1 - Leylandii - crown lift to 4m. <b>No objection subject to any contrary views of the Tree Officer.</b>
22.41.01.03	<b>NE/22/01053/TPO</b> <b>24 Herne Road, PE8 4BS</b> <b>Brian Ogden</b>	T1 - Tilia- Tree has outgrown surroundings, reduce crown by 6m. Remove all deadwood and included branches. Crown clean epicormic growth. <b>No objection subject to any contrary views of the Tree Officer.</b>
22.41.01.04	<b>NE/22/01055/TCA</b> <b>Melton House, 42 West</b> <b>Street, PE8 4EF</b> <b>Brian Ogden</b>	Conifer tree (labelled T1) to be felled. The conifer tree is of low amenity value and is currently crowding out and shading native ash and lime trees. The conifer tree is in poor health and draws nutrition away from the adjacent native trees. Due to its excessive size there is also an issue of damage and access to the listed stone wall behind the conifer tree. There should be no need to replant as the ash and lime will be free to flourish. <b>No objection subject to any contrary views of the Tree Officer.</b>
22.41.01.05	<b>NE/22/01049/FUL &amp;</b> <b>NE/22/01050/LBC</b> <b>39 North Street, PE8 4AL</b> <b>Jacqui Colbourne</b>	Single storey south side extension to incorporate internal and external alterations (Re-submission of NE/21/00972/FUL). Single storey south side extension to incorporate internal and external alterations (Re-submission of NE/21/00973/LBC). <b>OTC have no objection in principle to this application but do have concerns regarding how the site will be accessed, materials delivered and rubbish removed. OTC are concerned about the impact skips and delivery lorries will have on traffic flow in North Street.</b>
22.41.01.06	<b>NE/22/01051/FUL &amp;</b> <b>NE/22/01052/LBC</b> <b>18 Benefield Road, PE8</b> <b>4ET</b> <b>Ian Baish</b>	Removal of existing single storey rear extension and replacement with new single storey extension. <b>No objection.</b>
22.41.01.07	<b>NE/22/01032/FUL</b> <b>Apollo House, 16 Mill</b> <b>Road, PE8 4BW</b> <b>Jacqui Colbourne</b>	Proposed one and a half storey, three bedroomed dwelling. <b>No objection.</b>

*ZAH*

22.41.01.08	<b>NE/22/01068/CND</b> <b>Land Between St Christophers Drive and A605 Oundle Bypass Oundle.</b> <b>Carolyn Tate</b>	Discharge of conditions 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). Condition 5 - provision of fire hydrants and sprinkler systems. <b>No paperwork – for info only.</b>
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**PC22.41.02 Planning Outcomes: Noted.** The live stream was lost at this point approx. 57.17 minutes into the meeting.

Item	Reference	Outcome
22.41.02.01	<b>NE/22/00298/FUL</b> <b>9 Rock Road, PE8 4LN</b> <b>Jacqui Colbourne</b> Two storey rear extension, single storey side extension, and raising of roof on existing rear projection.	<b>Recommendation:</b> OTC object to this application. Having read the detailed and valid objections from the immediate neighbour, OTC agree with the objections and believe this application amounts to overdevelopment of the site. <b>Outcome:</b> WITHDRAWN 01/08/2022
22.41.02.02	<b>NE/22/00687/FUL</b> <b>2 North Street, PE8 4AL</b> <b>Chris Hill</b> The refurbishment and alterations, internal and external (installation of facsimile awning and new doorway), to an existing shop and its associated living accommodation.	<b>Recommendation:</b> 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. <b>Outcome:</b> GRANTED 08/08/2022
22.41.02.03	<b>NE/22/00393/LBC</b> <b>35 North Street, PE8 4AL</b> <b>Susie Russell</b> Single storey rear extension, replacement windows, replacement rainwater goods.	<b>Recommendation:</b> No objection provided that the conservation office does not object to the proposal. OTC requests that the conservation officer take steps to check the applicant's claim that the window to be replaced is non original. If it is original or has any original material then, if at all possible, the window should be repaired rather than replaced with as much of the original material as possible being retained. <b>Outcome:</b> GRANTED 09/08/2022
22.41.02.04	<b>NE/22/00761/FUL</b> <b>17 Cotterstock Road, PE8 5HA</b> <b>Jennifer Wallis</b> Part two storey rear extension including staircase; part single storey rear extension; and new detached garage.	<b>Recommendation:</b> No objection. <b>Outcome:</b> GRANTED 10/08/2022

*ZAH*

22.41.02.05	<b>NE/22/00655/FUL</b> <b>33 West Street, PE8 4EJ</b> <b>Ellen Carr</b> New detached garden building.	<b>Recommendation:</b> OTC have no objection provided the ancillary use of the building is preserved and it is not developed into a dwelling. <b>Outcome:</b> GRANTED 11/08/2022
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**PC22.41.03 Planning Appeals – None.**

**PC22.42** To receive STAUNCH update – No representative available therefore no update. Invite to October meeting if there are any updates.


**PC22.43** To receive Town update regarding Miller’s Field following the presentation at the PCM on 3<sup>rd</sup> May and to receive Bill Martin and residents’ correspondence regarding this update, discuss and consider next steps.  
The PC discussed the plans and agreed that the first original plans, which were included in OTC’s Neighbourhood plan, contained fewer houses and more communal green spaces was therefore much more acceptable than the current proposals. The PC agreed that OTC would be much more likely to support this application if the original plans were still on the table.  
Cllr Chapple to draft a response detailing the planning Committee’s comments for Deputy Clerk to circulate to interested parties.


**PC22.44 Any Other Relevant Matters for Report Only.**  
Cllr Chesser – Reported a number of concerned residents of St Peter’s Road have spoken to her about the delivery lorries attending the Cotterstock Road development site. They are clearly flouting the conditions detailed in the Construction Management Plan. Residents have asked what OTC can do regarding this. It was suggested contact again be made with Planning Enforcement to see what action can be taken.

1. Cllr Chapple requested the subject of the Planning Advisory Group be included on the October agenda.
2. Cllr Chapple – Waitrose - Planning Officer email:  
Did OTC wish to maintain their objection to this application 22/00699/VAR  
Yes, Cllr Chapple to reply detailing reasons directly to Planning Officer.
3. Cllr Chapple read out an email from NNC Principal Development Management Officer, Amie Baxter, detailing some positive feedback for a member of the OTC staff. Cllrs acknowledged the email and thanked the member of staff.

**Meeting ended: 8.45pm**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (4<sup>th</sup> October 2022) is: Thursday 29th September 2022 - 12 noon.**

Signature:..........

Dated:..........