



Oundle Town Council

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

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Minutes of the Planning Committee Meeting held on Tuesday 7th February 2023 at 7.30pm in the Oundle Suite, Fletton House.

Present: Cllr Jamie Arnold, Cllr David Chapple, Cllr Val Chesser, Cllr David Fuller and Cllr Luke Jones
Also present Mr Pick, Mr Arthey, Mr Yeatman and one other member of the public.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC22.75 To receive and accept apologies for absence – Cllr Schurer, apologies accepted.

PC22.76 **Representation of Interested Parties** – Mr Alfie Yeatman, HGH Consulting to speak on planning applications NE/21/01626/FUL and NE/21/01627/LBC.
Mr Yeatman updated the Planning Committee of the revisions which had been made to the application in response to previous concerns expressed by the PC, namely the access location to the development and the impact the surrounding dwellings would have on the existing Grade II listed property. The Committee thanked Mr Yeatman and confirmed further discussion and questions would follow during Item 22.79.01.01 of the agenda.

PC22.77 **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).

22.77.01 Disclosable Pecuniary Interests – None.

22.77.02 Other Interest – Cllr Jones Item 22.79.01.03 – Applicant know to Cllr Jones.

PC22.78 **Minutes of the previous meetings.**

Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 3rd January 2023 as an accurate record'* (*Standing Order 12*)

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

PC22.79 **Planning Applications - Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

PC22.79.01 Planning Applications:

Item	Reference	Details
22.79.01.01	<p>NE/21/01626/FUL 1 Station Road, PE8 4DB Sunny Bains Revised Plans 19/12/2022</p> <p>NE/21/01627/LBC</p>	<p>Demolition of existing buildings on the site with the exception of 1 New Road, redevelopment of site to provide eight new dwellings, and restoration and reconfiguration of 1 New Road to allow for change of use to single dwelling house, creation of a replacement access, landscaping and other associated development.</p> <p>Internal and external alterations to allow for restoration, reconfiguration and change of use of 1 New Road to single dwelling house, removing part of the boundary wall to create new access and demolition of modern adjacent buildings.</p> <p>Having considered the revised plans OTC now have no objections to this application.</p>
22.79.01.02	<p>NE/22/01618/TPO 23 Spurlings, PE8 4DG Brian Ogden</p>	<p>NT1 Wellingtonia - Fell and replace due to direct damage caused to structures.</p> <p>The council would object to the felling of the tree unless the tree officer accepts that the reported damage has been caused by the tree and accepts that the only solution would be complete removal of the tree. The applicant has not produced a report from a structural engineer indicating that the reported damage has been caused by the tree and if the tree officer is not certain that the tree is responsible then the application should be deferred to enable the applicant to provide a supporting report from a structural engineer.</p>
22.79.01.03	<p>NE/23/00009/FUL 17 Cotterstock Road, PE8 5HA Jennifer Wallis</p>	<p>Part two storey rear extension; part single storey rear extension; external and internal changes; new detached garage (Re-submission of NE/22/00761/FUL).</p> <p>No objection.</p>
22.79.01.04	<p>NE/22/01480/FUL & NE/22/01481/LBC 8 West Street, PE8 4EF Sunny Bains Proposed Plans received 10/01/2023</p>	<p>Proposed new subdivision of existing retail space, new WC/office area, levelling of floor, and new side shop front.</p> <p>The council does not object to the application subject to the new shop front being of an appropriate quality in terms of both design and materials and the shop front being of a design which integrates well with other shopfronts in the West Street and Market Place area. The council seeks a condition requiring a construction management plan as to the hours during which building works can take place, the suppression of nuisance by noise, dust and otherwise and prohibiting the siting of any skips on the road (West Street).</p>



22.79.01.05	NE/23/00048/LBC Flat 1, 36 Market Place, PE8 4AJ Lloyd Mills	Proposed internal alteration works to existing flat. No objection subject to any contrary views of the Conservation Officer.
22.79.01.06	NE/23/00076/TPO 25 Spurlings, PE8 4DG Brian Ogden	T2 - Wellingtonia - remove 3 limbs overhanging patio to prevent a nuisance caused by bird droppings. The council does not consider that the proposed works constitute necessary tree husbandry and is concerned that the works could be detrimental to the appearance and/or wellbeing of the tree but would not object to the application if the tree officer has no objection to what is proposed.

PC22.79.02 Planning Outcomes: Noted.

Item	Reference	Outcome
22.79.02.01	NE/22/01280/FUL 19 Spurlings, Oundle, Peterborough, PE8 4DG Single storey extension to the rear addition of porch, partial garage conversion and construction of brick boundary wall in rear garden.	Recommendation: No objection. Outcome: GRANTED 26/01/2023
22.79.02.02	NE/22/01109/LBC The Ship Inn, 18 West Street, PE8 4EF Internal repairs and refurbishment works to 1st floor; repairs to Collyweston slate roofs and gutters; repairs to first floor sash window; repointing of rear wall and repairs to salt-damaged stonework to front.	Recommendation: No objection unless the Conservation Officer objects to what is proposed. The council is, however, concerned to note that some exterior and some interior works have already been completed and the consequential retrospective elements of the application since this suggests that work has been undertaken without such works being approved in advance by the Conservation Officer. Outcome: GRANTED 30/01/2023
22.79.02.03	NE/22/01399/TCA 75 West Street, PE8 4EJ Ginko Biloba tree. Partial crown reduction by up to four feet to restore crown shape and protect neighbouring roofs and guttering.	Recommendation: No objection subject to any contrary views of the Tree Officer. Outcome: GRANTED 30/01/2023
22.79.02.04	NE/22/00101/FUL Abbott House New Residential Care Home, PE8 4JA	Recommendation: OTC support this application as we see it meets a need in the community. Outcome: GRANTED 02/02/2023

	Single storey extension to existing care home, to create eight additional bedrooms and associated communal and parking facilities.	
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PC22.79.03 **Planning Appeals – Planning Inspectorate APP/M2840/W/22/3294835: 21/01785/FUL - 17 West Street, PE8 4EJ.**
Decision – The appeal is dismissed 30th January 2023.
Noted.

PC22.80 **Consider advice given by Tree Officer in relation to planning application NE/22/01408/TPO – Norway Maple ID 1995**
Report states: Tree in decline - Major deadwood throughout crown near footpath. Stress related crown growth within crown. Ivy clad to 5m.
Recommended works: Reduce height by 6m Tree ID on our report 1995.
 Discuss TO’s alternative suggestion of replacement tree in St Peter’s Churchyard. After considering the advice and recommendations of the Tree Officer The Committee accept his advice and request permission for the tree to be removed. The Council will then obtain quotes for the trees removal and subsequent planting of a replacement tree for recommendation and approval at either the next Estates Committee Meeting or Full Council Meeting, depending on the costs.

PC22.81 **Any Other Relevant Matters for Report Only - None.**

Meeting ended: 8.43pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (7th March 2023) is: Thursday 2nd March 2023 - 12 noon.

Signature:.....

 Luke Jones.

Dated:.....
 7.3.23.