



# Oundle Town Council

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## Minutes of the Planning Committee Meeting held on Tuesday 7<sup>th</sup> March 2023 at 7.30pm in the Oundle Suite, Fletton House.

**Present:** Cllr Jamie Arnold, Cllr David Fuller, Cllr Luke Jones and Cllr Max Schurer.

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

**PC22.82** To receive and accept apologies for absence – Cllr Chapple & Cllr Chesser – apologies accepted.

**PC22.83** Representation of Interested Parties – None.

**PC22.84** 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).

**22.84.01** Disclosable Pecuniary Interests – None.

**22.84.02** Other Interest – None.

**PC22.85** Minutes of the previous meetings. \*

**Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 7<sup>th</sup> February 2023 as an accurate record'* (*Standing Order 12*)

**Proposed:** Cllr Fuller      **Seconded:** Cllr Schurer      **Agreed:** All in favour

**PC22.86** Planning Applications - Please note: Councillors are asked to review the Planning Applications before the meeting commences.

**PC22.86.01** Planning Applications:

Item	Reference	Details
22.86.01.01	<b>NE/22/01486/FUL &amp; NE/22/01487/LBC</b> <b>37 West Street, PE8 4EJ</b> <b>Lloyd Mills</b>	Proposed glazed corridor, remodelled shop front, roof extension, re-roofing part of rear, replacement doors and windows, internal alterations and repairs. OTC appreciate and support the applicants great efforts to establish the historical features of this building and their intentions to restore the building sympathetically with these features in mind. That being said, the committee do have two concerns. The application states that parts of the roof are to be new

		<p>blue black slate. As some of the roof is Collyweston slate OTC, in line with their internal planning policy, would ask that like for like materials are used wherever practicably possible.</p> <p>Installation of solar panels - It will be noted that this proposal breaches OTC planning policy which does not permit solar panels on roofs within the conservation area.</p>
22.86.01.02	<p><b>NE/23/00113/FUL &amp; NE/23/00114/LBC The Wickette 2 Victoria Yard Oundle Peterborough PE8 4EJ</b> Jennifer Wallis</p>	<p>Reinstate dwelling following fire damage. No objection.</p>
22.86.01.03	<p><b>NE/23/00162/AMD The Yard House 16 East Road, PE8 4BX</b></p>	<p>Non material amendment to allow for revised siting of wheelie bin storage and increase to foot print of cycle and general store pursuant to 20/01248/FUL - Single storey side and rear extension within walled garden, first floor rear extension and loft conversion with raised roof. For information only.</p>
22.86.01.04	<p><b>NE/23/00164/CND 20C Benefield Road Oundle Peterborough PE8 4ET</b></p>	<p>Discharge of conditions pursuant to NE/22/00524/FUL Erection of a two storey side extension, with rear projection first floor and ground floor level. Front ground floor extension. Replacement doors and windows. Material changes to the external elevations. Demolitions of existing garage and addition of a single garage. Condition 2 – materials. For information only.</p>
22.86.01.05	<p><b>NE/23/00127/CND 38 West Street Oundle Peterborough PE8 4EF</b></p>	<p>Discharge of conditions pursuant to 19/01558/FUL. Conversion, alteration and extension of buildings to form 5 dwellings. Condition 6 - contaminated land investigation Condition 7 - land contamination proposed options Condition 12 – archaeology. For information only.</p>
22.86.01.06	<p><b>NE/23/00092/CND 19 Cotterstock Road Oundle Peterborough PE8 5HA.</b></p>	<p>Construction of 2 family dwellings and associated landscaping. Condition 3 – materials. For information only.</p>
22.86.01.07	<p><b>NE/23/00078/VAR 4 Stoke Doyle Road Oundle Peterborough PE8 4BN.</b></p>	<p>Variation of condition 2 (approved plans) to allow for alterations to the layout of the external landscaping levels including additional information pursuant to NE/21/00581/FUL. Single storey front and rear extensions, internal and external alterations. Paperwork for this came in after March agenda published so will be included in the April Planning Meeting.</p>

*ZAG*

**PC22.86.02 Planning Outcomes - Noted.**

Item	Reference	Outcome
22.86.02.01	<b>NE/22/01498/LBC</b> <b>The Old Market Hall, PE8 4BA</b> Proposed internal alteration works to first floor office.	<b>Recommendation:</b> No objection subject to any contrary views of the Conservation Officer. <b>Outcome:</b> GRANTED 06/02/2023
22.86.02.02	<b>NE/22/01408/TPO</b> <b>St Peter's Church, PE8 4EE</b> Tree in decline - Major deadwood throughout crown near footpath. Stress related crown growth within crown. Ivy clad to 5m. Reduce height by 6m Tree ID on our report 1995.	Tree Officer recommended Fell and replace – Council agreed. <b>Recommendation:</b> No Comment as this tree is the responsibility of OTC. <b>Outcome:</b> GRANTED 14/02/2023
22.86.02.03	<b>NE/22/01585/FUL</b> <b>4A Benefield Road</b> <b>Oundle Peterborough PE8 4ET</b> Proposed garage conversion, single storey rear extension and replacement ground floor window.	<b>Recommendation:</b> No objection. <b>Outcome:</b> GRANTED 15/02/2023
22.86.02.04	<b>NE/22/01354/FUL</b> <b>13 Herne Road, PE8 4BS</b> Single storey rear extension & modest internal alterations.	<b>Recommendation:</b> No objection. <b>Outcome:</b> GRANTED 15/02/2023

**PC22.86.03 Planning Appeals – None.****PC22.87 Any Other Relevant Matters for Report Only –**

Cllr Schurer reported a concern raised by a neighbour regarding a property which had recently sought planning permission. There appeared to be some disparity between OTC discussing the application and the neighbouring property receiving notification of the application. DC informed the committee that this was a rare occurrence caused by the timings of our meetings and NNC issuing the paperwork. DC assured the committee this issue is monitored. The committee are able to discuss an application again if new information, including resident comments and objections not previously seen, are submitted after the committee has discussed an application. Cllr Fuller updated the committee on the recent meeting with Vistry regarding the Cotterstock Road development.

Meeting ended: 7.57pm

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (4<sup>th</sup> April 2023) is: Thursday 30<sup>th</sup> March 2023 - 12 noon.**

4/4/23