



# Oundle Town Council

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**Minutes of the Planning Committee held on Tuesday 7<sup>th</sup> April 2015 at 7.30pm in the Council Chamber, The Courthouse Mill Road, Oundle**

**Present:** Cllrs Chapple, Chesser, Menck, Murphy, N Oakes, S Oakes and Radcliffe.  
**PC14.84. Apologies for Absence**

Absence of Cllrs Rose and Clarke noted.

**PC14.85. Minutes and Actions from the Previous Meeting**

14.85.01 **Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 3<sup>rd</sup> March 2015 as an accurate record' (Standing Order 10c)*

**Proposed:** Cllr N Oakes **Seconded:** Cllr D Murphy **Resolved Unanimously**

**Note:** Amendment to Agenda Item 14.88.02.02 should read as Land between the Ship Inn and 90 South Road not 15 Mill Road.

14.85.02 To review the Action Points from the meeting held on 3<sup>rd</sup> March 2015.

All actions were complete or contained within this Agenda.

**PC14.86. Declarations of Interests**

To receive any declarations of interest from Members and Officers under Section 50 of the Local Government Act 2000 (*Standing Order 35 and 36*)

(This requirement applies only in respect of matters, which are to be considered by the Council at this meeting.)

14.86.01. Disclosable Pecuniary Interests  
None

14.86.02. Other Interest

Item 14.88.01.08 Cllr Murphy declared an interest as she is a tenant for one of the garages.

**PC14.87. Representations from Interested Parties**

A period of no longer than 2 minutes will be allocated for members of the public to address the meeting about items on this agenda (*Standing Order 3f*).

None.

Note Mr Mark Benns and Mr Jonathan Chapman will make a short presentation regarding Pembroke House, Cotterstock Road, Oundle at 7.00pm before the planning meeting commences.

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**PC14.88. Planning Applications**

**14.88.01. Planning Applications**

Item	Reference	Outcome
14.88.01.01	EN/15/00406/TCA <b><u>1 Turners Yard</u></b>	<b>No Objection</b>
14.88.01.02	EN/15/00459/TCA <b><u>5 Milton Road</u></b>	<b>No Objection</b>
14.88.01.03	EN/15/00615/REM <b><u>Arn Cottage Wood Lane</u></b>	<b>No Objection</b>
14.88.01.04	<b><u>30 Glapthorn Road</u></b>	<b>Objection</b> Glapthorn Road is a residential road and it is inappropriate to permit a change of use to B1 and B8 use due to the adverse impact on surrounding properties and to the road as a whole. Use of the lane leading to the rear of the property from Rock Road by commercial vehicles would be detrimental to the amenity of the properties in both Glapthorn Road and Rock Road that back onto it. The lane itself is not considered suitable for use by commercial vehicles but it would remain unacceptable for access to be effected from Glapthorn Road itself.
14.88.01.05	EN/15/00462/FUL <b><u>The Old Forge Turners Yard</u></b>	<b>No Objection</b>
14.88.01.06	EN/15/00470/FUL and EN/15/00471/LBC <b><u>44 West Street</u></b>	<b>No Objection</b>
14.88.01.07	EN/15/00409/FUL <b><u>3 Riverside Close</u></b>	<b>No Objection</b>
14.88.01.08	EN/15/00417/FUL <b><u>76 St Peters Road</u></b>	<b>Objection</b> The applicant refers to the fact that only 6 out of the 10 garages are currently occupied. This, however, equates to a 60% occupancy rate with 4 current occupiers coming from St. Peter's Road itself with 1 from Gordon Road and another from Springfield Road. The applicant has not demonstrated that the garages are not needed and it is not accepted that there is a lack of demand. The applicant had not advised the town council of the availability of garages to rent and had it done so we would have utilised our own resources (including the Oundle Oracle which is delivered to every house in the town) to publicise their availability. So far as we are aware the applicant had also not used the Nene Valley News to advertise that it had garage space available to rent. We object to the loss of the garages when the

		<p>applicant has not clearly demonstrated that there is no continuing demand for the same and their loss is likely to displace cars to on-street parking given the attendant difficulties that such parking causes. This is particularly the case in St. Peter's Road given the concerns previously expressed to the town council by residents that the current level of on-street parking causes them great inconvenience. Whilst the applicant claims that there are alternative garages available in the vicinity (including Springfield Road) the information it puts forward in this connection is disingenuous since it has recently sought and obtained permission to demolish another block of garages in Springfield Road in order to build residential property there. There is a present need for these garages by existing users and there will be a future need for them and potentially for other users too and the applicant does not propose to erect any replacement garages elsewhere. Once lost these garage facilities are unlikely to be replaced and we therefore oppose their proposed demolition and replacement by residential properties.</p>
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14.88.02. Planning Outcomes

Item	Reference	Outcome
14.88.02.01	EN/15/00141/FUL 49 Benefield Road	<b>Recommendation:</b> No Objection <b>Outcome:</b> Granted
14.88.02.02	EN/15/00169/FUL 15 Mill Road should be corrected Land at The Ship Inn and adjacent to 90 South Road	<b>Recommendation:</b> No Objection <b>Outcome:</b> Granted
14.88.02.03	EN/15/00209/TPO 13 Ashton Road	<b>Recommendation:</b> Objection <b>Outcome:</b> Granted
14.88.02.04	EN/1500168/LBC 3 Mill Road	<b>Recommendation:</b> No Objection <b>Outcome:</b> Granted
14.88.02.05	EN/12/01368/FUL Oundle School Playing Field Glaphorn Road	<b>Recommendation:</b> Additional Comments Noted <b>Outcome:</b> Granted
14.88.02.06	EN/15/00198/FUL Garages Adjacent 54 Springfield Road	<b>Recommendation:</b> Objection <b>Outcome:</b> Granted

14.88.03 Planning Appeals  
None.



**14.89. Planning Matters**

14.89.01. To consider any updates to Oundle Town Council's Planning Guidance document.

None.

14.89.02. To consider Section 106 Agreements.

None.

14.89.03. To note any updates to guidelines from NCC/ENC concerning advertising banners.

None.

14.89.04. To note any updates from ENC re: Waitrose Parking and to consider letter received from Classic Reclaims Ltd concerning ENC decision on condition 28.

Noted. Letter of thanks to be sent and to ask that they keep us informed of any further correspondence received.

14.89.05. To note any updates on response to Conservation Document Letter.

Noted. Cllr N Oakes to provide photographs to accompany forthcoming response from Cllr Chapple.

14.89.06. To note any updates on response to letter to Chief Executive at Tesco

None.

14.89.07. To note any updates regarding the extension to the building housing Nene Valley Brewery and the development of Oundle Wharf as a leisure/tourism/food hub.

Noted. Mr Dick Simpson will attend next meeting on 5<sup>th</sup> May to give a short presentation.

14.89.08. To consider a planning application for a temporary Modular Building at Prince William School Oundle.

Noted.

*Standing Order 3c : 'In view of the special and/or confidential nature of the business about to be transacted it is advisable in the public interest that the public be temporarily excluded and they are instructed to withdraw'.*

14.89.09. To consider the recommendations from the Housing Sub Group of the Neighbourhood Planning Working Party on the approach to be used in designating housing site allocations.

Notes from this agenda item have been extracted.

*Meeting re-opened at 9pm. Cllr Chesser left the meeting*

**14.90. Consultations/Correspondence**

14.90.01. To note letter confirming receipt of the Planning Committee representations to the North Northamptonshire Joint Planning Unit pre submission Core Strategy Review.

Noted



14.90.02. To note possible dates for East Northamptonshire Council Electronic Consultation for Planning Applications with David Reed and Rhys Bradshaw from ENC.

Cllr N Oakes happy to visit ENC and this item to be put on hold until new planning committee on site.

**14.91. Any Other Relevant Matters for Report**

None.

There being no further business the meeting closed at 9.40pm

Signed.....



Dated.....

5.5.15.

