



# Oundle Town Council

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**Minutes of the Planning Committee Meeting held on Tuesday 7<sup>th</sup> June 2022 at 7.30pm in the Oundle Suite, Fletton House.**

**Present:** Cllr Jamie Arnold, Cllr Val Chesser, Cllr Paul Davis & Cllr Luke Jones.

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

In the absence of the chair, Cllr Jones was nominated to chair the meeting.

**PC22.08 To Elect a Chair of the Planning Committee** - This item was deferred to the next meeting.

**PC22.09 To Elect a Deputy Chair of the Planning Committee** - This item was deferred to the next meeting.

**PC22.10 To review Terms of Reference for recommendations at the next Full Council Meeting** – The TOR were reviewed; no amendments were necessary therefore it was agreed to recommend acceptance at the next Full Council Meeting.

**PC22.11 To receive and accept apologies for absence** – Cllr Chapple & Cllr Fuller, apologies accepted.

**PC22.12 Representation of Interested Parties** – Mr Geoff Cole – Item 22.15.01.03 – 20c Benefield Road, PE8 4ET. Mr & Mrs Cole attended the meeting and gave some background to the application in question. Item number 22.15.01.03 was then moved forward on the agenda for discussion whilst the applicant was still in attendance. After further discussion and questions, OTC agreed they support this application. The applicants left the meeting.

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| 22.15.01.03 | <b>NE/22/00524/FUL<br/>20C Benefield Road, PE8<br/>4ET<br/>Sunny Bains</b> | 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.<br><b>OTC support this application and recommend approval.</b> |
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**PC22.13****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).

**22.13.01** Disclosable Pecuniary Interests – None.

**22.13.02** Other Interest – Cllr Arnold – Item 22.15.01.04 – Applicant is a work colleague of Cllr Arnold.

**PC22.14****Minutes of the previous meetings.**

**Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 3<sup>rd</sup> May 2022 as an accurate record'* (*Standing Order 12*)

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

**PC22.15**

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

**PC22.15.01 Planning Applications**

| Item        | Reference   | Details   |
|-------------|---|---|
| 22.15.01.01 | <b>NE/22/00684/FUL</b><br><b>19 Cotterstock Road, PE8 5HA</b><br><b>Jennifer Wallis</b>         | Construction of 2 family dwellings and associated landscaping.<br>21/00006/FUL - Pembroke House, 19 Cotterstock Road, PE8 5HA.<br>Demolition of 7 Bedroom dwelling and erection of two 5 bedroom detached houses with detached double garages.<br>OTC Comments from Feb 2021 PCM:<br><b>OTC have no objection in principle to this application but would ask that the Tree Officer take a close look at all the trees and ensure that as many as is practicably possible be retained on the site. OTC note the observations of Environmental Protection that construction work be limited to 0800 to 1800 Monday to Friday but ask for a full Traffic Management Plan to ensure that, in addition, movements from and to the site take place at times other than when children are arriving at or leaving the nearby school if at all possible.</b><br><b>APPLICATION GRANTED 31/03/2021</b><br><b>Comments from PCM 7/8/2022:</b><br><b>OTC have no objections to the application but reiterate the request regarding preserving as many trees as is practicably possible.</b> |
| 22.15.01.02 | <b>NE/22/00511/FUL</b><br><b>Fairline Nene Valley Business Park Oundle Peterborough PE8 4HN</b> | Erection of lightweight aluminium framed structure to provide additional storage within boundaries of existing facility.<br><b>No objection.</b>  |
| 22.15.01.03 | <b>NE/22/00524/FUL</b><br><b>20C Benefield Road, PE8 4ET</b><br><b>Sunny Bains</b>              | 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   |

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|             |  | garage.<br><b>OTC support this application and recommend approval.</b>  |
| 22.15.01.04 | <b>NE/22/00499/FUL<br/>1 New Road, PE8 4LA<br/>Ellen Carr</b>  | Single storey side extension for disabled user.<br><b>No objection subject to compliance with Highways current parking standards.</b>   |
| 22.15.01.05 | <b>NE/22/00602/TCA &amp;<br/>NE/22/00603/TPO<br/>The Great Hall, New<br/>Street, PE8 4EA<br/>Brian Ogden</b> | Various tree works per the attached schedule.<br><br>& Proposed tree works as part of ongoing tree management as listed on spreadsheet.<br><b>No objection subject to any contrary views of the Tree Officer.</b>   |
| 22.15.01.06 | <b>NE/22/00613/TCA<br/>9 Herne Road, PE8 4BS<br/>Brian Ogden</b>   | Cherry (T1) Remove tree in front to ground level due to it blocking light into the house and very close to the house. Tree is currently small and not TPO worthy.<br>Apple Tree (T2) Remove tree in rear to ground level - because it is in poor vigour, (diseased with white sticky stuff affecting garden and next door too) and is blocking light into the house and takes up a lot of space in a small, terraced garden. Tree is currently small and not TPO worthy.<br><b>OTC are concerned about the removal of any trees, particularly in a conservation area;<br/>Regarding T1 – OTC object. The Committee feel that felling to allow more light into the house is not a good enough reason to fell a healthy tree.<br/>T2 -OTC have no objection to the removal of a dead tree and defer to the views of the Tree Officer.</b> |
| 22.15.01.07 | <b>NE/22/00510/FUL<br/>Communication Mast,<br/>Stoke Doyle Road, Oundle<br/>Chris Hill</b>                   | The removal and replacement of 3 existing radio antennas with 3 new antennas, along with the installation of ancillary equipment upon the existing slimline telecommunications tower.<br><b>No objection.</b>   |
| 22.15.01.08 | <b>NE/22/00655/FUL<br/>33 West Street, PE8 4EJ<br/>Ellen Carr</b>  | New detached garden building.<br><b>OTC have no objection provided the ancillary use of the building is preserved and it is not developed into a dwelling.</b>  |
| 22.15.01.09 | <b>NE/22/00719/TCA<br/>15 Milton Road, PE8 4AB<br/>Brian Ogden</b>   | G1 Group of 9 previously pollarded lime trees, which have been pollarded at around 10 to 12 ft Re-Pollard and reduce stem height down 7 ft to alleviate excessive shading.<br><b>OTC are concerned that the planned works seem a little excessive but defer to the views of the Tree Officer.</b>   |
| 22.15.01.10 | <b>NE/22/00630/AMD<br/>13 St Peter's Road, PE8<br/>4PH</b>   | Nonmaterial amendment to allow for revised eaves height pursuant to planning permission<br>NE/21/01065/FUL - Demolition of existing garage and addition of a two storey side extension - eaves to be  |

raised by 500mm. **No paperwork received so for information only.**

**PC22.15.02 Planning Outcomes: Noted.**

| Item        | Reference   | Outcome   |
|-------------|---|---|
| 22.15.02.01 | <b>NE/22/00307/FUL</b><br><b>106 Glapthorn Road, PE8 4PS</b><br><b>Ellen Carr</b><br>Proposed single storey rear extension, new pitched roof to replace flat roof and the relocation of the front porch.  | <b>Recommendation: No objection.</b><br><b>Outcome: GRANTED 04/05/2022</b>  |
| 22.15.02.02 | <b>NE/22/00188/ADV</b><br><b>Co-op, 5 St Osyth's Lane, PE8 4BG</b><br><b>Jennifer Wallis</b><br>3 x halo illuminated letters on rails 1 x projecting signs 1 x double sided post sign.  | <b>Recommendation: OTC note that this work has already been completed and repeat our usual comments that we are unhappy about the retrospective nature of this application. OTC OBJECT TO THE USE OF INTERNALLY ILLUMINATED SIGNAGE WITHIN THE CONSERVATION AREA ON THE BASIS THAT THIS IS CONTRARY TO OUNDLE TOWN COUNCIL'S INTERNAL PLANNING GUIDANCE DOCUMENT. THE USE OF INTERNALLY LIT SIGNS IS DETRIMENTAL TO THE APPEARANCE OF BUILDINGS LOCATED WITHIN THE CONSERVATION AREA. NO OBJECTION TO THE PROJECTING SIGN AND THE DOUBLE SIDED POST SIGN.</b><br><b>Outcome: GRANTED 13/05/2022</b> |
| 22.15.02.03 | <b>NE/22/00276/FUL &amp; NE/22/00303/LBC</b><br><b>58 West Street, PE8 4EF</b><br><b>Sunny Bains</b><br>Proposed internal and external alteration works to dwelling, including new lantern light to flat roof, reducing 1 window, new set of bifold doors, and minor internal alterations to C20 extension.<br>(Resubmission) | <b>Recommendation: OTC comments from Jan PCM: No objection subject to any contrary views of the Conservation Officer.</b><br><br>OTC comment from April PCM:<br><b>NO OBJECTION SUBJECT TO ANY CONTRARY VIEWS OF THE CONSERVATION OFFICER.</b><br><b>Outcome: Granted 16/05/2022</b>  |
| 22.15.02.04 | <b>NE/21/01836/ADV &amp; NE/21/01853/LBC</b><br><b>The Talbot Hotel, 7 New Street, PE8 4EA</b><br>Installation replacement signs to include three   | <b>Recommendation: No objection subject to any contrary views of the Conservation Officer.</b><br><b>Outcome: GRANTED 16/05/2022</b>  |

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|             | hanging/projecting signs ten non illuminated wall mounted signs and three non-illuminated post mounted signs.   |  |
| 22.15.02.05 | <p><b>NE/22/00358/TCA</b><br/> <b>Cherry Orchard Yard, 13-17 Benefield Road, PE8 4EU</b><br/> <b>Brian Ogden</b></p> <p>T1- Eucalyptus- Remove most easterly lower limb growing towards property on St Ann's Court. To balance crown and remove risk of limb failing in the future. T2- Ash- Remove three smaller branches back to main limb growing on lowest south eastern limb towards 4 St Ann's Court. Remove 2 smaller branches off eastern limb. To allow more light and clearance to property. T3- Maple- Remove single eastern branch growing towards 4 St Ann's Court back growth point before main stem. To allow more clearance to property. T4- Walnut- Fell to ground level. Severe lean over neighbouring garden- tree lost several large branches damaging neighbours garden in past storm. Will improve safety and light in to the neighbouring garden. T5 Elm. Remove previously shortened limb which bends back and crosses main stem. Limb is wearing on the main stem of the tree, removing limb will stop this. T6- Sycamore. Fell to ground level. Poor health and</p> | <p><b>Recommendation:</b> NO OBJECTION TO THE WORKS OF TREE HUSBANDRY. IF THE TREE OFFICER BELIEVES THAT EITHER THE WALNUT OR THE SYCAMORE DO NOT NEED TO BE FELLED THEN OTC OBJECTS TO THEM BEING FELLED.</p> <p><b>Outcome:</b> GRANTED 18/05/2022</p> |

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|             | sparse crown. Remove due to health and risk of tree falling/ damaging outbuilding.                                      |  |
| 22.15.02.06 | <b>NE/22/00382/TCA</b><br><b>92 South Road, PE8 4BP</b><br><b>Brian Ogden</b><br>T1 to T4 Lime trees to be repollarded. | <b>Recommendation: No objection.</b><br><b>Outcome: GRANTED 26/05/2022</b> |

**PC22.15.03 Planning Appeals – None.**


**PC22.16 To receive information regarding the current state of disrepair of the old Nat West building and decide next steps.** Await response from Lloyd Mills and Sue Scott.

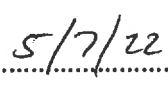
**PC22.17 Discuss resident complaint regarding lorries on route to the Cotterstock Road development using New Road instead of St Peter’s Road.**  
Developer’s method statement clearly indicates St Peter’s as the preferred route therefore it was decided to refer this matter to Planning Enforcement. Resident to be advised to keep a diary of any breaches including pictures of offending lorries.

**PC22.18 Any Other Relevant Matters for Report Only.**  
Cllr Chesser reported on complaints received regarding the Cotterstock Road/St Peter’s development, specifically that the grass verge fronting the development on Cotterstock Road appears to have been claimed by the site and fenced off giving pedestrians no alternative but to walk in the road. Residents are questioning whether the developer has the right to fence in this verge, surely it belongs to Highways? Email to be sent to Planning Enforcement detailing these last three agenda items.

**Meeting ended: 8.41pm**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (5<sup>th</sup> July 2022) is: Thursday 30<sup>th</sup> June 2022 - 12 noon.**

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

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