



# Oundle Town Council

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

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## Minutes of the Planning Committee Meeting held on Tuesday 7<sup>th</sup> September 2021 at 7.30pm in the Oundle Suite, Fletton House.

**Present:** Cllr David Chapple, Cllr Val Chesser & Cllr Luke Jones.

**Minutes:** Emma Baker – Town Clerk

**PC21.32** To receive and accept apologies for absence.

**PC21.33** Representation of Interested Parties — A member of the public spoke about Item number 21.35.01.01 37 West Street, PE8 4EJ. They informed the committee about the history of the property and how it was going to be restored.

**PC21.34** 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).  
21.34.01 Disclosable Pecuniary Interests - none  
21.34.02 Other Interest - none

**PC21.35** **Minutes of the previous meetings.**  
**Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 6<sup>th</sup> July 2021 as an accurate record'* (Standing Order 12)  
**Proposed:** Cllr Jones      **Seconded:** Cllr Chapple      **Resolved:** All in favour

**PC21.36**  
**Planning Applications**  
**Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

### PC21.36.01 Planning Applications

Item	Reference	Details
21.36.01.01	<b>NE/21/01136/FUL &amp; NE/21/01137/LBC 37 West Street, PE8 4EJ Susie Russell.</b>	Glazed corridor, roof extension, re-roofing part of rear, replacement doors and windows, internal alterations and repairs as stated in the Heritage Impact Assessment. <i>Our previous comments from Aug 2021:</i>

		<p>The council objects. The property is a grade 2 listed building and one of a number of such buildings in West Street. Although the renovation of the building rendering it capable of being habitable is welcomed in principle the proposal would have a detrimental impact upon the property itself and its environs in general. It does not seem possible to combine twenty first century design and materials (specifically the glazed corridor) in the way proposed with a building with a sixteenth century core even if it has a nineteenth century shop front.</p> <p>The committee members agreed to revisit the application as an extension had been granted by NNC and previous comments had been submitted by the Chairman of the committee under delegated powers as per the Terms of Reference. It was agreed the previous comments would be withdrawn. The committee welcomed the application and no objection would be made.</p>
21.36.01.02	NE/21/01065/FUL 13 St Peter's Road, PE8 4PH Susie Russell.	<p>Demolition of existing garage and addition of a two storey side extension.</p> <p><b>No Objection.</b></p>
21.36.01.03	NE/21/01208/TCA 7 Benefield Road, PE8 4EU Brian Ogden.	<p>2 small Conifer hedges to be removed. 1 Elder to be removed. 3 Weston Red Cedars to be felled.</p> <p><b>The committee members were concerned about the removal of the cedars and would only agree to the removal if the tree officer agreed to the work being carried out.</b></p>
21.36.01.04	21/NE/01234/FUL 61 Benefield Road, PE8 4EU Jacqui Colbourne.	<p>Two storey rear extension, removal of existing single storey rear extension and chimney; replacement window to south elevation and new window to west elevation.</p> <p><b>No objection.</b></p>
21.36.01.05	NE/21/01193/FUL 2 Hillfield Road, PE8 4QL Jacqui Colbourne.	<p>Single storey rear extension to dwelling to provide new dining and living room.</p> <p><b>No objection.</b></p>
21.36.01.06	NE/21/01211/FUL & NE/21/01212/LBC 20 West Street, PE8 4EF Jacqui Colbourne	<p>Change of use to residential property (Class C3) and alterations to internal arrangement of No 20. (The Ship)</p> <p><b>The committee objected to the application as there was no provision for parking spaces for the property.</b></p>
21.36.01.07	NE/21/01271/LBC 48 North Street, PE8 4AL Lloyd Mills.	<p>Retrospective application for works to install a partition wall on first floor.</p> <p><b>No objection would be made subject to the conservation officers views.</b></p>

21.36.01.08	NE/21/01269/CND 35 North Street, PE8 4AL	Discharge of conditions pursuant to application 18/01673/FUL: Single storey rear extension Condition 3 external roof and facing materials. On portal but no paperwork so for Information only. <b>The application was noted.</b>
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**PC21.36.02 Planning Outcomes – Noted.**

Item	Reference	Outcome
21.36.02.01	<b>NE/21/00852/FUL</b> <b>100 Glaphorn Road,</b> <b>PE8 4PS</b> Rear first floor extension.	<b>Recommendation: No objection.</b> <b>Outcome: GRANTED 02/08/2021</b>
21.36.02.02	<b>NE/21/00917/LBC</b> <b>4 Duck Lane, PE8 4DY</b> To replace the front door with new door in similar style and same material and colour.	<b>Recommendation: No objection subject to the views of the Conservation Officer.</b> <b>Outcome: GRANTED 04/08/2021</b>
21.36.02.03	<b>NE/21/00887/LBC</b> <b>10 Stoke Hill, PE8 4BH</b> New surface mounted framed identity sign for the business.	<b>Recommendation: Our comments at June PCM on the NE/ 21/00571/ADV app - No objection subject to the view of the Conservation Officer. OTC repeat its previous comment.</b> <b>Outcome: GRANTED 09/08/2021</b>
21.36.02.04	<b>NE/21/00972/FUL &amp; 21/00973/LBC</b> 39 North Street, PE8 4AL Single storey side extension and internal alterations.	<b>Recommendation: Oundle Town Council objects to these applications.</b> The Applicant's Design and Access Statement correctly describes the proposed extension as 'a complete contrast to the host dwelling'. The proposed works are entirely inappropriate for this listed building within the conservation area and would very severely detract from it and adversely impact the conservation area. The use of teak timber cladding is out of keeping with the listed building and any extension should be constructed of material compatible with the existing structure. If there was to be an extension windows and doors should be made of timber to match the existing. A flat zinc roof is entirely out of keeping with the existing building and any extension should be roofed in Collyweston slate to match the existing. <b>Outcome: WITHDRAWN 09/08/2021</b>
21.36.02.05	<b>NE/21/00928/FUL</b> <b>75 St Peter's Road, PE8 4NQ</b> Single storey side and rear extension.	<b>Recommendation: No objection.</b> <b>Outcome: GRANTED 09/08/2021</b>

*Z. Kelly*

21.36.02.06	<p><b>NE/21/00894/FUL</b>  <b>64 Glapthorn Road, PE8</b>  <b>APT</b>  Remodelling and enlargement of the front porch and alteration of existing car parking, including relocation of existing crossover to improve vehicle to pedestrian visibility.</p>	<p><b>Recommendation:</b> No objection.  <b>Outcome:</b> GRANTED 09/08/2021</p>
21.36.02.07	<p><b>NE/21/00979/LDP &amp; NE/21/01295/LDP</b>  <b>3 Rugby Close, PE8 4JT</b>  Certificate of Lawfulness for proposed development/Use: proposed loft conversion including rear dormer.  NE/21/01295/LDP  Certificate of Lawfulness for proposed development/Use: Proposed loft conversion including rear dormer and rooflights to the front roof slope (resubmission of NE/21/00979/LDP)</p>	<p><b>Recommendation:</b> Oundle Town Council objects to this application as amounting to the overdevelopment of the current building. When this development was originally granted planning permission for residential development this was on the basis of a housing mix which was required to deliver a mixed development of varying house sizes. Significantly increasing the size of the property and the accommodation provided means that the dwelling would no longer keep its place in the hierarchy of the development and would reduce the stock of housing of the property's original size to the detriment of the development and indeed the town as a whole.  <b>Outcome:</b> GRANTED 13/08/2021</p>
21.36.02.08	<p><b>NE/21/00967/LDP</b>  <b>89 Creed Road, PE8 4QX</b>  Certificate of Lawfulness for proposed development/Use: Single storey side extension.</p>	<p><b>Recommendation:</b> No objection.  <b>Outcome:</b> GRANTED 13/08/2021</p>
21.36.02.09	<p><b>NE/21/00507/FUL</b>  <b>28 Nene Valley Business Park, PE8 4HN</b>  Erection of demountable crane within existing plant hire yard for improved access and safety operations. Crane to remain fixed in place (Retrospective).</p>	<p><b>Recommendation:</b> OTC repeats it's objections to the variation sought as per the reasons stated in their March 2020 comments below:  Our comment to variation of condition request March 2020 was:  Oundle Town Council objects to the variation sought. When an application for permission for the crane was first made the council made no objection but sought a condition that the crane be taken down at weekends and bank holidays and that operating hours should be restricted in line with other similar restrictions within</p>



		<p>the business park. The council remains of the view that such conditions are appropriate to mitigate the impact of the crane on neighbouring properties and more generally. There would be a negative and detrimental impact if the permission was varied to enable the crane to remain in position permanently and be operated around the clock. Oundle Town Council asks that the existing conditions are both maintained and enforced.</p> <p><b>Outcome:</b> GRANTED 16/08/2021</p>
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**PC21.37.03 Planning Appeals – None**

**PC21.37 Any Other Relevant Matters for Report Only**

It was noted that OTC had received notification from the Rugby Club that a planning application for some containers on the rugby club car park has been submitted. It was agreed that the notification would be included on the next full council agenda.

**Meeting ended: 8.37pm**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (5<sup>th</sup> Oct 2021) is: Thursday 30<sup>th</sup> September 2021 - 12 noon.**

*Zallye -  
5/10/21*