



Oundle Town Council

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Minutes of the Planning Committee held on Tuesday 7th October 2014 at 7.30pm in the Council Chamber, The Courthouse, Mill Road, Oundle

Present: Cllrs Chapple, Chesser, Clarke, N Oakes, S Oakes Radcliffe and Rose
Minutes: Trish Baker

PC14.34. Apologies for Absence
None

PC14.35. Minutes and Actions from the Previous Meeting

14.35.01 **Proposition:** *'To approve and sign minutes of the Planning Committee meeting held on 2nd September 2014 as an accurate record' (Standing Order 10c)*

Proposed: Cllr N Oakes **Seconded:** Cllr S Oakes **Resolved Unanimously**

14.35.02 **To review the Action Points from the meeting held on 2 September 2014.**

All action points were completed or discussed in this meeting.

PC14.36. 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.)

14.36.01 **Disclosable Pecuniary Interests**

Cllr Rose declared his interest in 14.38.01.03 as applicant

14.36.02 **Other Interest**

All other Councillors declared an interest in 14.38.01.03 – the applicant is a serving Councillor

Cllr Chapple declared an interest in 14.38.01.01 – the applicant is also a member of the Town Council's Neighbourhood plan Working Party.

PC14.37. 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

PC14.38. Planning Applications

14.38.01 **Planning Applications**

The following planning applications were considered with the

outcomes as noted.

14.38.01. Planning Applications

Item	Reference	Outcome
14.38.01.01	EN/14/01578/FUL and EN/14/01579/LBC <u>Lorne House 38</u> <u>Market Place</u>	No Objection
14.38.01.02	EN/14/01728/FUL <u>30 Glapthorn Road</u>	No Objection
14.38.01.03	EN/14/01794/TCA <u>Gardenways</u> <u>Blackpot Lane</u>	Cllr Chapple closed the meeting at 7.45pm and re-opened the meeting at 7.48pm to allow Mr Rose to give additional information about the reasons for the application. Refer to the tree officer at ENC for Recommendation.
14.38.01.04	EN/14/01117/ADV <u>6 Market Place</u> EN/14/01344/LBC <u>6 Market Place</u>	Objection: Whilst the desire of the applicant to adopt a corporate branding to all of its premises is understood, the proposal is unsuitable for this particular building and location. Councillors were mindful of the recent Welland Partnership Market Towns peer review, and felt that maintaining the traditional market area and shop frontages was vital for the overall appearance and vitality of the Town Centre. Objection: Comments same as above and to note that the installation of the automatic door would detract from the traditional appearance that should be protected. Councillors felt there was insufficient information supplied to enable this part of the application to be viewed favourably.
14.38.01.05	EN/12/01368/FUL 1. Amended Plans and change to the red line. <u>Oundle School</u> <u>Playing Field</u> <u>Glapthorn Road</u>	Additional comments 1. Drainage of the site must ensure that surface water is not displaced to threaten properties in Glapthorn Road and Rock Road. 2. It is unacceptable to locate the proposed play area close to the pond. This area should be re-located to a different part of the development. 3. It is important that there is adequate connectivity by

		footpath and cycleway between this development, Glaphorn Road and the Meadow View Development. It is also important that this development does not preclude the construction of a cycle way from Hillfield Road towards the Town Centre and in particular to the Fletton House Complex.
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14.38.02. Planning Outcomes

Item	Reference	Outcome
14.38.02.01	<u>EN/14/01337/FUL</u> <u>123 Glaphorn Road</u>	Recommendation: Unable to respond due to deadline. Outcome: Granted
14.38.02.02	<u>EN/14/006888/TPO</u> <u>23 Spurlings</u>	Recommendation: No Objection Outcome: Granted
14.38.02.03	<u>EN/14/01093/4/FUL</u> <u>98 West Street</u>	Recommendation: No Objection Outcome: Granted
14.38.02.04	<u>EN/14/01077/FUL</u> <u>Oundle School Blackpot Lane</u>	Recommendation: No Objection Outcome: Granted
14.38.02.05	<u>EN/14/01121/FUL</u> <u>3 Millfields</u>	Recommendation: Objection Outcome: Granted
14.38.02.06	<u>EN/14/01257/FUL</u> <u>21 Warren Bridge</u>	Recommendation: No Objection Outcome: Granted
14.38.02.07	<u>EN/14/01029/FUL</u> <u>75 West Street</u>	Recommendation: Referred to Conservation Officer as no supporting paperwork received for LBC. Outcome: Granted
14.38.02.07(i)	<u>EN/14/01238/LBC</u> <u>75 West Street</u>	Recommendation: No Objection Outcome: Granted
14.38.02.08	<u>EN/14/01485/AMD</u> <u>20 Warren Bridge</u> <u>Ref: 14/00064/FUL</u>	Recommendation: No Objection Outcome: Granted
14.38.02.09	<u>EN/14/01394/FUL</u> <u>The Old Town Hall Market Place</u>	Recommendation: No Objection Outcome: Granted
14.38.02.10	<u>EN/14/01212/LBC</u> <u>6 West Street</u>	Recommendation: No Objection Outcome: Granted
14.38.02.11	<u>EN/13/01322/VAR</u> <u>66 East Road</u>	Recommendation: No Objection Outcome: Granted
14.38.02.12	<u>EN/13/01539/VAR</u> <u>66 East Road</u>	Recommendation: Objection Outcome: Granted
14.38.02.13	<u>EN/14/01377/LDE</u> <u>22 Laxton Drive</u>	Recommendation: Was Lawful Outcome:

14.38.03 Planning Appeals

To note the Appeal Decision at Land between St Christopher's Drive and A605 Oundle Bypass
Noted.

14.39. Planning Matters

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

None

14.39.02. To consider Article 4 directions in Oundle

After considering the East Northamptonshire Council Oundle Conservation Area Character Appraisal Cllr Chapple had noted that despite the recommendations contained in the Appraisal, no Article 4 directions had been made. He will review the document and will write to ENC. Cllr Chapple will also bring this to the attention of the NPWP

14.40. Licensing Application

14.40.01 To consider the application received from Nene Valley Brewery to vary the premises licence.

No objection. We welcome the contribution that the intended operation of this business could make to the economy and vitality of the Town.

14.41. Consultations/Correspondence

14.41.01. To note responses from Andy Sawford MP and Tom Pursglove re: Change of Use from A1 to A3 in respect of 6 West Street and the planning decision of ENC.

Cllr Chapple is to review the responses and take any further action necessary.

14.41.02. To note the submission and response to the DCLG 'Technical Consultation on Planning' document.

Noted. Document sent prior to the consultation closure date and a government receipt received. Cllr Chapple was thanked by Cllr N Oakes for his hard work on this paper.

14.42. Any Other Relevant Matters for Report

14.42.01. Cllr Clarke enquired as to the postponement of the replacement of street lights in the town and to the many complaints from the public about the lighting being reduced in certain areas. Work is being carried out by Balfour Beatty. Cllr Rose raised concerns about the lack of lighting in Half Moon Close. The issue of street lighting will be on the agenda for the Full Council Meeting in October.

Cllr N Oakes noted that new legislation has been brought in for coaches who constantly leave their engines running when parked. More information to be sought for future discussion.

Cllr N Oakes also enquired if BT Broadband Infinity upgrade is available which it is.

The new application submitted for Fineshade Woods has been received from Mr Barrie Galpin. It was agreed that Oundle Town Council should not submit a response as the application does not have any direct impact upon Oundle, but any Councillor may do so on a personal basis making sure that they indicate that they are not

speaking for the council.

Cllr Chapple advised that the office was not in favour of moving Planning Committee Meetings back to Thursdays, because of the administrative issues that led to the rescheduling of the meetings initially and the calendar of meetings has already been agreed and published. He pointed out that any change would require the amendment of standing orders.

There being no further business the meeting closed at 8.58pm.

Signed..... Dated.....

DRAFT