



# Oundle Town Council

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

**Present:** Cllr David Chapple, Cllr Val Chesser, Cllr Paul Davis & Cllr Jamie Arnold.  
Also present one member of the public.

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

**PC21.53** To receive and accept apologies for absence – Cllr’s Fuller and Jones - Accepted.

**PC21.54** **Representation of Interested Parties – None.**  
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 **at the Chairman’s discretion.**  
(*Standing Order 3f*).

**PC21.55** **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).

**21.55.01** Disclosable Pecuniary Interests – None.

**21.55.02** Other Interest – Cllr Davis – Item 21.57.01.01 – Applicant known to Cllr Davis.  
Cllr Arnold - Item 21.57.01.01 – Tenant of 1 New Road know to Cllr Arnold.

**PC21.56** **Minutes of the previous meetings.**  
**Proposition:** ‘To approve and sign minutes of the Planning Committee meeting held on 2<sup>nd</sup> November 2021 as an accurate record’ (*Standing Order 12*)

**Proposed:** Cllr Chesser

**Seconded:** Cllr Davis

**Resolved:** All in favour

**PC21.57** **Planning Applications.**  
**Please note:** Councillors are asked to review the Planning Applications before the meeting commences.

### PC21.57.01 Planning Applications:

Item	Reference	Details
21.57.01.01	NE/21/01626/FUL 1 Station Road, PE8 4DB Sunny Bains	Demolition of existing buildings on the site with the exception of 1 New Road, redevelopment of site to provide eight new dwellings, and restoration and reconfiguration of 1 New Road to allow for change of

	<p>NE/21/01627/LBC 1 Station Road, PE8 4DB Sunny Bains</p>	<p>use to single dwelling house, creation of a replacement access, landscaping and other associated development.</p> <p>Internal and external alterations to allow for restoration, reconfiguration and change of use of 1 New Road to single dwelling house, removing part of the boundary wall to create new access and demolition of modern adjacent buildings.</p> <p>Oundle Town Council does not object to the change of use of both the existing listed property at 1 New Road and the remainder of the garage premises to residential.</p> <p>Subject to any contrary view of the Conservation Officer OTC does not object to the proposed works to 1 New Road.</p> <p>OTC does object to the proposed redevelopment of the garage site to provide eight new dwellings and the replacement access and landscaping etc. The reason for objection are:</p> <ol style="list-style-type: none"> <li>1. The height and scale and location within the site of the semidetached properties fronting New Road. These should be the same height as the terraced house fronting Station Road nearest the listed building at 1 Station Road in order to reduce their impact on that property. There is no objection to the proposed height of the other properties fronting Station Road.</li> <li>2. The location of the access to the development from New Road due to its proximity to the junction of New Road with Station Road and the likely number of vehicles leaving and entering the development. If the pair of semidetached properties were removed all together this would enable the access to the development to be moved further away from the junction and would allow the listed property to benefit from a larger curtilage and to be less impacted by the development.</li> </ol>
21.57.01.02	<p>NE/21/00850/TPO 12 Wyatt Way, PE8 4HE Brian Ogden</p>	<p>Three Ash trees crown reduction of 2.5 to 3.5 m in height and laterally and remove diseased wood. No objection.</p>
21.57.01.03	<p>NE/21/01496/FUL 3 South Bridge Close, PE8 4DH Jacqui Colbourne</p>	<p>Single Storey rear infill extension, replacement of flat roof over the existing garage with pitched roof. Replacement windows and render of whole property. No objection.</p>

21.57.01.04	<b>NE/21/01592/FUL</b> <b>2 Lime Ave, PE8 4PJ</b> <b>Jacqui Colbourne</b>	Side extension to form new Garage and Utility; Rear/Side extension to form new Dining Room; Installation of 2No roof windows to front elevation; Replacement of existing cantilever front entrance canopy with new timber clad and tiled cantilever canopy; Alteration of window openings to rear elevation. <b>No objection provided that the new construction is not too close to the boundary with the neighbouring property 2b.</b>
21.57.01.05	<b>NE/21/01670/LBC</b> <b>13 Market Place, PE8 4BA</b> <b>Lloyd Mills</b>	Repair, maintenance and partial replacement of existing timber windows on the first and second floor of the front elevation (Re-submission of EN/21/00820/LBC). <b>No objection subject to the views of the Conservation Officer and the Ancient Monuments Society.</b>
21.57.01.06	<b>NE/21/01582/ADV</b> <b>The Old Town Hall,</b> <b>Market Place, PE8 4BA -</b> <b>Pete Baish</b>	Fascias 1, 2 and 3 are individual stainless steel letters, powder coated black; Protruding sign - Existing black steel brackets - panel to be double sided metal powder coated black. <b>OTC notes that there is no separate application for listed building consent and believes that this application should not be dealt with until such an application is made. OTC observe that, when LBC is applied for, precautions to protect the fabric of the building should be taken as was the case for the similar application relating to the same building of Sharman Quinney, planning number 18/01741/LBC in 2018 with the imposition of similar conditions restricting how the lettering is attached to the building. Subject to any contrary view of the Conservation Officer OTC do not object to the proposed hanging sign.</b>
21.57.01.07	<b>NE/21/01671/FUL &amp;</b> <b>NE/21/01672/LBC</b> <b>Lorne Cottage &amp; Lorne</b> <b>House, 38 Market Place,</b> <b>PE8 4AJ</b> <b>Jennifer Wallis</b>	Internal and external alteration works to dwellings, including widening gated entrance, new FG and FF french doors, balustrade, side entrance canopy, alterations to flat roof parapet and rendering of walls. <b>Oundle Town Council objects to some of the proposed alterations due to their impact upon the listed building and in particular the installation of French windows/doors opening onto a flat roof and the wrought iron balustrade on that roof.</b>  <b>OTC notes that the combined property has six bedrooms at first floor level and one at second floor level where there are two further rooms (designated as study and games room) which could be used to</b>

		<p>expand the property to a nine bedroomed one and only a limited amount of on-site parking.</p> <p>If permission is granted OTC would want conditions imposing to regulate the timing of renovation works and their impact upon neighbouring properties. In particular vehicles bringing either workers or equipment or materials for the works to be undertaken should not be permitted to park on site or enter JERICHO given the impact of this upon other properties.</p>
21.57.01.08	<b>NE/21/01743/TCA</b> <b>17 North Street, PE8 4AL</b> <b>Brian Ogden</b>	<p>Contorted Willow (T1)- Re-pollard back to previous pollard points- Lack of light in garden, tree has become too large for its position.</p> <p>No objection subject to any contrary views of the Tree Officer.</p>

21.57.01.09	N - 366 St Osyths Lane, Oundles - Zebra Crossing proposal.	<p>I am writing to inform you of proposals to introduce a zebra crossing, to be installed in St Osyths Lane, Oundle, 23 metres South east from the mid-point of its junction with Market Place (A427), Oundle, to the mid-point of the crossing.</p> <p>The proposed crossing is required to improve safety for town residents accessing local amenities. The Parish Council have been consulted with and they are in favour of the proposals.</p> <p>I have attached a copy of the proposal plan which show the changes in more detail and at this stage welcome any feedback you may wish to give.</p> <p>If you would like to make any comments, please can I ask that these are returned to me by close of play on 23 December 2021 at the latest. If I do not hear from you by this date I will assume that you have no objection to the highways authority proceeding to the next stage of advertising the public notice.</p> <p>Noted.</p>
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**PC21.57.02 Planning Outcomes: Noted.**

Item	Reference	Outcome
21.57.02.01	<b>NE/21/01139/TPO</b> <b>Recreation area between</b> <b>Wentworth Drive and</b> <b>Creed Road, PE8</b> Ash T1 – various works. Brian Ogden	<p><b>Recommendation:</b> As the council is the Applicant, we make no comment.</p> <p><b>Outcome:</b> GRANTED 02/11/2021</p>
21.57.02.02	<b>NE/21/01208/TCA</b> <b>7 Benefield Road, PE8</b> <b>4EU</b>	<p><b>Recommendation:</b> The committee members were concerned about the removal of the cedars and would</p>

*Zach* 8/11/20

	2 small Conifer hedges to be removed. 1 Elder to be removed. 3 Weston Red Cedars to be felled. Brian Ogden	only agree to the removal if the tree officer agreed to the work being carried out. <b>Outcome:</b> GRANTED 02/11/2021
21.57.02.03	<b>NE/21/01353/FUL</b> <b>Oundle Rugby Club, PE8 4RU</b> The positioning of three containers to provide additional changing and catering facilities.	<b>Recommendation:</b> No objection. <b>Outcome:</b> GRANTED 08/11/2021
21.57.02.04	<b>NE/21/01350/FUL</b> <b>58 Springfield Road, PE8 4LT</b> Single storey rear extension, ramping and associated external works for disabled user.	<b>Recommendation:</b> No objection. <b>Outcome:</b> GRANTED 11/11/2021
21.57.02.05	<b>NE/21/01136/FUL &amp; NE/21/01139/LBC</b> <b>37 West Street, PE8 4EJ</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.	<b>Recommendation:</b> Our previous comments from Aug 2021: 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 shopfront. 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. <b>Outcome:</b> WITHDRAWN 11/11/2021
21.57.02.06	<b>NE/21/01373/VAR</b> <b>50 Glaphorn Road, PE8 4PP</b> Variation of condition 3 to allow for amendments to external appearance pursuant to 20/01428/FUL - Demolition of existing	<b>Recommendation:</b> No objection. <b>Outcome:</b> GRANTED 12/11/2021

	garage; three Storey (Ground floor, first floor and attic) side extension and remodeling of existing conservatory to become a garden room.	
21.57.02.07	<b>NE/21/01262/FUL</b> <b>The Stables, The Old Music School. 49 West Street, PE8 4EJ</b> Double storey rear extension.	<b>Recommendation: No objection subject to the views of the Conservation Officer.</b> <b>Outcome: GRANTED 16/11/2021</b>
21.57.02.08	<b>NE/21/01425/FUL</b> <b>8 Walcot Close, PE8 4QU</b> First floor extension over existing garage.	<b>Recommendation: No objection.</b> <b>Outcome: REFUSED 22/11/2021</b>
21.57.02.09	<b>NE/21/01271/LBC</b> <b>48 North Street, PE8 4AL</b> Installation of bathroom at first-floor level (retrospective).	<b>Recommendation: No objection would be made subject to the conservation officers views.</b> <b>Outcome: GRANTED 29/11/2021</b>
21.57.02.10	<b>NE/21/01234/FUL</b> <b>61 Benefield Road, PE8 4EU</b> Two storey rear extension, removal of existing single storey rear extension and chimney; replacement window to south elevation and new window to west elevation.	<b>Recommendation: No objection.</b> <b>Outcome: GRANTED 19/11/2021</b>

**PC21.57.03 Planning Appeals – None.**

**PC21.58 To review and approve amendments to the OTC Planning Guidance documents.**  
The amendments were reviewed and approved.

**PC21.59 Any Other Relevant Matters for Report Only.**  
The Chair requested the discussion of the formation of a Planning Sub-Committee be added to January's agenda with the aim of drawing up relevant terms of reference and a list of potential members.  
The Chair to also inform The Clerk of potential dates for a meeting regarding the Cemetery extension with David Wilson Homes. Cllr Davis suggested a Feoffee representative should also be present.  
**Meeting ended: 9.05pm**

**DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (4<sup>th</sup> January 2022) is: Friday 24th December 2021 - 12 noon – early due to Christmas holidays.**