



Oundle Town Council

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

Telephone: 01832 272055

Email: admin@oundle.gov.uk Website: www.oundle.gov.uk

Minutes of the Planning Committee Meeting held on Tuesday 23rd July 2024 at 7.30pm in the Oundle Suite, Fletton House.

Present: Cllr David Chapple, Cllr Val Chesser, Cllr Paul Davis & Cllr John Wade.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC24.26 To receive and accept apologies for absence – Apologies were received and accepted from Cllr’s Clark, Fuller & Schurer.

PC24.27 Representation of Interested Parties – None.

PC24.28 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).

24.28.01 Disclosable Pecuniary Interests – None.

24.28.02 Other Interest – None.

PC24.29 Minutes of the previous meetings.

Proposition: *‘To approve and sign minutes of the Planning Committee meeting held on 25th June 2024 as an accurate record’ (Standing Order 12)*

Proposed: Cllr Chapple

Seconded: Cllr Davis

Agreed: All in favour

PC24.30 Planning Applications - Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC24.30.01 Planning Applications:

Item	Reference	Details
24.30.01.01	NE/24/00583/TCA 5 Milton Road, PE8 4AB Ana Patriarca	Tree Work in Conservation Area. T1 Leylandii hedge - fell. No comment.
24.30.01.02	NE/24/00379/FUL 19 St Christophers Drive, PE8 4HU Ellen Carr	Full Planning Permission. Conversion of single integral garage to habitable accommodation. No objection, however, it is noted that the works appear to already be completed. OTC would again like to express their concerns regarding retrospective applications.

24.30.01.03	NE/24/00613/TCA The Great Hall, New Street, PE8 4EA Ana Patriarca	Tree Work in Conservation Area. T1 Yew - prune canopy back to suitable growing points to provide up to 1.5m clearance. No comment.
24.30.01.04	NE/24/00637/TPO Laxton Junior School, East Road, PE8 4BX Ana Patriarca	Tree Preservation Order Consent. T1; Maple - fell and replace with Acer platanoides. OTC IS DISAPPOINTED THAT AN APPLICATION SEEKING PERMISSION TO FELL A TREE SUBJECT TO A TREE PRESERVATION ORDER WAS NOT SUPPORTED BY A REPORT EXPLAINING WHY FELLING WAS NECESSARY AND WHY NO LESSER REMEDIATION MEASURES WERE APPROPRIATE. OTC WOULD HAVE EXPECTED JUSTIFICATION TO BE PROVIDED FOR NOT SEEKING TO REPLACE THE TREE ON A LIKE FOR LIKE BASIS BUT AGAIN NO SUCH INFORMATION IN SUPPORT OF THE APPLICATION WAS PROVIDED. GIVEN THE LACK OF SUPPORTING MATERIAL OTC OBJECTS TO THE APPLICATION UNLESS THE NNC TREE OFFICER IS SATISFIED THAT FELLING IS JUSTIFIED AND THAT NOTHING ELSE WILL DO.
24.30.01.05	NE/24/00663/TPO 8 Old School Avenue, PE8 4BF Ana Patriarca	Tree Preservation Order Consent. T1; lime - crown lift to 4m and remove dead wood. No objection.
24.30.01.06	NE/24/00584/FUL & NE/24/00585/LBC 21 St Osyths Lane, PE8 4BG Nick Clark	Full Planning Permission. Refurbishment, alterations and repairs works to existing dwelling to include removal of Collyweston slates and re-lay on treated battens and insulated breathable roofing membrane. Ridge and verges pointed with hydraulic lime mortar; re-point existing stonework with hydraulic lime mortar; attach 2 x stainless-steel flue terminals to north and south chimneys; In snug, remove existing 20th century fire surround, fit new wood burning stove, and repair rear wall with lime render. Replace gas stove with new wood-burning stove; In former kitchen on south side, remove plasterboard and expose original walling, insulate external walls, add new oak screen to support existing beam, install gas stove (taken from snug) and add new flue liner utilizing existing chimney, and clean existing tile flooring (Retrospective) AN APPLICATION FOR LISTED BUILDING CONSENT SHOULD HAVE BEEN SUBMITTED PRIOR TO ANY WORKS BEING UNDERTAKEN NOT MADE RETROSPECTIVELY AFTER THE WORKS HAD ALREADY BEEN COMPLETED. HAD AN APPLICATION BEEN MADE AT THE CORRECT TIME OTC WOULD HAVE STATED THAT PERMISSION SHOULD ONLY BE GIVEN ON THE BASIS OF ALL IMPORTANT INTERNAL HISTORICAL FEURES AND MATERIALS BEING RETAINED SO FAR AS WAS POSSIBLE. OTC WOULD FURTHER HAVE STATED THAT PERMISSION SHOULD ONLY BE GIVEN

		SHOULD THE CONSERVATION OFFICER HAVE NO OBJECTIONS TO THE PROPOSALS. INSTEAD, IT SEEMS THAT EXTENSIVE INTERNAL WORKS WERE UNDERTAKEN AND MATERIALS REMOVED FROM THE PROPERTY WITHOUT APPROVAL OR ADEQUATE SCRUTINY. IN THE LIGHT OF THIS, OTC OBJECTS TO THE APPLICATION FOR RETROSPECTIVE LISTED BUILDING CONSENT.
24.30.01.07	NE/24/00686/TPO 23 Spurlings. PE8 4DG Ana Patriarca	Tree Preservation Order Consent. T6; Wellingtonia - fell. No further evidence had been supplied to establish that the tree was responsible for causing any damage to the property no addendum to the structural engineer's report having been received and the tree expert's assertion that the tree was responsible for the damage is not the opinion of an expert, the updated tree report accepting a lack of scientific evidence. Having considered the application again, OTC still do not feel sufficient evidence has been provided which supports that Felling this tree is the only viable option to protect the building.

PC24.30.02 Planning Outcomes: Noted.

Item	Reference	Outcome
24.30.02.01	NE/23/00489/TCA 66 South Road, PE8 4BP Ana Patriarca Tree Work in Conservation Area. T1- Prunus 'Pissardii' - reduce by 2m.	Recommendation: No objection. Outcome: GRANTED 02/07/2024
24.30.02.02	NE/24/00542/TCA 71 West Street, PE8 4EJ Ana Patriarca Tree Work in Conservation Area. T1 Viburnum - fell.	Recommendation: No objection. Outcome: GRANTED 02/07/2024
24.30.02.03	NE/24/00482/PNA TL05234 87821 Oundle Road Ashton Tool store and small workshop with a small kitchen to store tools, workshop and animal feed storage and weather refuge. Flood proof as this year the original cabin flooded on more than three occasions, so would like to rebuild on 600mm stilts to keep all my tools dry.	Recommendation: No objection. Outcome: REFUSED 02/07/2024

24.30.02.04	NE/24/00483/FUL 131A Glapthorn Road, PE8 5BA Full Planning Permission. Single storey rear extension.	Recommendation: No objection. Outcome: GRANTED 10/07/2024
24.30.02.05	NE/24/00518/FUL 6A Glapthorn Road, PE8 4JA Full Planning Permission. Replacement two storey side extension. AS AMENDED.	Recommendation: New Comment: OTC note the amended plans and now have no objections to the application. Outcome: GRANTED 12/07/2024
24.30.02.06	NE/24/00084/FUL & NE/24/00085/LBC 8 West Street, PE8 4EF The Market Mews Proposed 4 No. small single storey Use Class E units & demolition of Lean-to buildings.	Recommendation: OTC broadly welcomes and supports the application with the following provisos: 1. a condition to ensure that on site lighting does not cause a nuisance to adjoining/neighbouring properties 2. that the work is undertaken in such a way as to ensure that as little damage as possible is done to the historic structure of the listed building in creating the new units. 3. a condition for a construction management plan to minimise the impact of the development on nearby residents and upon traffic movements in West Street. Outcome: GRANTED 15/07/2024
24.30.02.07	24/01272/EHPAVE The Coffee Tavern, 34 Market Place, PE8 4BE Pavement Licence - renewal	Recommendation: No comment from OTC but DC emailed Licensing about restrictions on Market Days. Outcome: Decision Pending

PC24.30.03 Planning Appeals – None.

PC24.31 Conservation Area Character Appraisal Document – Update from DC/EO after course on Listed Buildings & Conservation Areas. Discuss and decide next steps.

DC/EO updated The Committee and reported that the course instructor said unless something significant had changed within the CA a 5 year updated appraisal was not necessary. He also stated he did not feel NNC would be able to meet this if we were to push a five year appraisal cycle as a requirement. The Chair mentioned the 5 year re-assessment cycle was a direct recommendation from Historic England and felt The Committee should at least flag this with NNC to see the response. The Committee felt that, as it has been 15 years since our last appraisal, this was too long a period for no re-assessment to be carried out and agreed that Planning and the Conservation Officer should be contacted for their views on the matter. It was decided to put this on the Sept Full Council agenda to agree that a formal letter be sent to NNC expressing our concerns and desire to have an updated version. The Chair to draft a letter for discussion at Aug PCM with a view to recommendation at Full Council in Sept.

PC24.32 Cllr Chapple detailed his difficulties in contacting someone at NNC regarding the Oundle Neighbourhood Plan. Update from Cllr Chapple and decide next steps.

The Chair again expressed there had been little progress in this regard but would endeavor to try again with his contacts and provide an update in August. This led to The Chairs next point in ORM.


PC24.33 Any Other Relevant Matters for Report Only.


Cllr Chapple – Mentioned new government and new MP. With the upcoming changes in Planning Policies, did OTC want to draft a letter, to the new MP, detailing the many concerns they have with the current legislation. One prime example being retrospective planning applications on listed buildings and buildings within the Conservation Area. Agenda item to be added for further discussion at the Aug PCM.

Cllr Chesser – asked if the Police Station had new signage – the signage is not believed to be a new addition.

Meeting ended: 8.45pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (27th August 2024) is: Wednesday 21st August - 12 noon, early due to Bank Holiday.

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

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