



Oundle Town Council

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

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Minutes of the Planning Committee Meeting held on Tuesday 28th May 2024 at 7.30pm in the Oundle Suite, Fletton House.

Present: Cllr David Chapple, Cllr Val Chesser and Cllr Max Schurer.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC24.07 Election of Chair of Committee.

Cllr David Chapple was elected as Chair of the Planning Committee.

Proposed: Cllr Chesser **Seconded:** Cllr Schurer **Agreed:** All in favour

PC24.08 Election of Deputy Chair of Committee.

Cllr Max Schurer was elected as Deputy Chair of the Planning Committee.

Proposed: Cllr Chesser **Seconded:** Cllr Chapple **Agreed:** All in favour

PC24.09 To review Terms of Reference for recommendations at the next Full Council Meeting.

One minor amendment was agreed to the Planning TOR's for recommendation at the next FC Meeting.

PC24.10 To receive and accept apologies for absence – Apologies were received and accepted from Cllr's Clark, Davis, Fuller & Wade.

PC24.11 Representation of Interested Parties – None.

PC24.12 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).

24.12.01 Disclosable Pecuniary Interests - None

24.12.02 Other Interest – Item 24.14.01.03 – All Cllrs as OTC own the building

immediately adjacent to this property.

PC24.13 Minutes of the previous meetings.

Proposition: *'To approve and sign minutes of the Extraordinary Planning Committee meeting held on 7th May 2024 as an accurate record' (Standing Order 12)*

Proposed: Cllr Chapple **Seconded:** Cllr Chesser **Agreed:** All in favour

Cllr Chapple asked that the Committee's thanks to Cllr Arnold, for his support and contributions to the Planning Committee, be recorded in the minutes.

PC24.14 Planning Applications - Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC24.14.01 Planning Applications:

Item	Reference	Details
24.14.01.01	NE/24/00372/FUL St Anthony House Milton Road Oundle Peterborough PE8 4AD	Construction of a new, demountable 1 bay cricket cage, including the removal of three trees. NO OBJECTION provided that the Tree Officer raises no objection to the removal of any of the trees. Should the Tree Officer consider that any or all of the trees should not be removed then OTC would object to this aspect of the application.
24.14.01.02	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. No objection.
24.14.01.03	NE/24/00367/FUL Apollo House 16 Mill Road Oundle Peterborough PE8 4BW	Incorporate two existing outbuildings into the habitable space, including the relocation of the front door, demolition of an existing external stone stair and alteration of the fenestration with consequent external remodelling. Extending the size of the main, hipped roof to replace an existing flat roof, the construction of a new dormer window to an existing lean-to roof and 4 no. roof windows. OTC is concerned by the proposal to demolish and remove the external stone staircase. Provided, however, that the Conservation Officer does not object to this on the basis of the staircase's architectural and/or historic significance then OTC would not object to this application. If however, the Conservation Officer does object to the proposed removal of the external staircase OTC would support that objection.
24.14.01.04	NE/24/00454/CND 86 West Street Oundle Peterborough PE8 4EF	Discharge of conditions pursuant to NE/23/01217/LBC. Renovation and repairs to include shop front works, internal alterations, loft conversion/roof extension with skylights, workshop outbuilding and associated works as per part 4 of the Feasibility Assessment. Condition 2 - Plastering specification. No paperwork received but on portal. NOTED.
24.14.01.05	NE/24/00411/CND Land Between St Christophers Drive And A605 Oundle Bypass Oundle	Discharge of conditions pursuant to planning permission 19/01355/OUT. Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access). Condition 19 - Construction

	<p>NE/24/00416/CND Land Between St Christophers Drive And A605 Oundle Bypass Oundle</p> <p>NE/24/00417/CND Land Between St Christophers Drive And A605 Oundle Bypass</p>	<p>Management plan. No paperwork received but on portal. NOTED.</p> <p>Discharge of conditions pursuant to 19/01355/OUT. Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access). Condition 5 - scheme for provision of fire hydrants and sprinkler systems. Condition 6 - landscape and ecological management plan (LEMP). No paperwork received but on portal. NOTED.</p> <p>Discharge of conditions pursuant to NE/21/01330/REM. Reserved Matters: design, parking and landscaping for the Extra Care facility comprising of 65no apartments, communal and support facilities pursuant to 19/01355/OUT - Outline planning application for the erection of up to 65 dwellings and an extra care facility of up to 65 units on land at St Christopher's Drive, Oundle, (All matters reserved except access). Condition 8 - tree protection measures.</p> <p>No paperwork received but on portal. NOTED.</p>
24.14.01.06	<p>NE/24/00415/PDE 90 Glapthorn Road Oundle Peterborough PE8 4PS</p>	<p>Single storey rear extension Extending beyond a rear wall of the original dwelling by 6.0m Maximum height 3.96m Maximum eaves height 2.65m.</p> <p>No paperwork received but on portal.</p> <p>The application seeks a determination as to whether consent is required. OTC objects to the application as it considers that the proposed construction would breach building regulations by virtue of the proximity of the proposed extension to the boundary of the property.</p>
24.14.01.07	<p>NE/24/00403/AMD 7 Newbold Close Oundle Peterborough PE8 4QS</p>	<p>Non-material amendment to allow for change of colour of windows on both the extension and three upstairs windows on the back of the property to dark grey, along with associated soffits/guttering pursuant to NE/23/00801/FUL - A small single storey rear kitchen and dining room extension.</p> <p>No paperwork received but on portal.</p> <p>No Comment.</p>

PC24.14.02 Planning Outcomes: Noted.

Item	Reference	Outcome
24.14.02.01	NE/23/01113/FUL 4 Stoke Doyle Road, PE8 4BN Reinstatement of patio and steps following extension to dwelling.	Recommendation: NO OBJECTION provided that the representations made on behalf of the applicant that the height of the reinstated patio would be no higher than that which existed prior to the completion of works pursuant to NE/21/00581/FUL. If, however, the patio would be higher than previously then OTC would object if an overlooking issue was created. OTC later said yes object when further info from Planning Officer. Outcome: WITHDRAWN 01/05/2024
24.14.02.02	NE/24/00192/FUL 78 St Peters Road Oundle Peterborough PE8 4NQ Full Planning Permission. Creation of vehicular access and hardstanding.	Recommendation: NO OBJECTION Outcome: GRANTED 30/04/2024
24.14.02.03	NE/24/00221/FUL 13 Cotterstock Road Oundle Peterborough PE8 4PN Full Planning Permission. Single storey rear extension and shed to front. Erection of boundary fence.	Recommendation: NO OBJECTION Outcome: GRANTED 02/05/2024
24.14.02.04	NE/23/00704/AMD Land Between St Christophers Drive And A605 Oundle Bypass Non-material amendment to allow for amendment of house types to R21 range and small changes to layout to accommodate this pursuant to NE/21/01309/REM - Reserved Matters approval of Appearance, Landscaping, Layout and Scale pursuant to application number 19/01355/OUT Outline planning permission for the erection of 65 dwellings and an extra-care facility up to 65 U's.	Recommendation: INFO ONLY - No objection so long as the amendment sought does not decrease the number of three bedroomed (or smaller) properties on site. Outcome: WITHDRAWN 13/05/2024

24.14.02.05	NE/24/00267/FUL 6A Glapthorn Road, PE8 4JA Full Planning Permission. Two storey side extension and insertion of windows to rear roof elevation.	Recommendation: OTC objects to the application on the basis that the materials used would look out of place against the retained part of the current building and against other properties in the vicinity. In addition if planning permission is to be granted then as the design of the proposed extension is in complete contrast to both the retained part of the dwelling and other nearby properties there should be a planning condition that the proposed extension should be screened so as to minimise its visual impact on neighbouring properties and the Glapthorn Road street scene generally with the Applicant being required to seek prior approval for a detailed landscaping scheme to achieve this. Outcome: WITHDRAWN 16/05/2024
24.14.02.06	NE/24/00215/LBC The Old Bakehouse Rear Of 5 Market Place Oundle Peterborough PE8 4BA Listed Building Consent. New business traditional hanging sign.	Recommendation: NO OBJECTION Outcome: GRANTED 20/05/2024

PC24.14.03 Planning Appeals – None.

PC24.15 Conservation Area Character Appraisal Document. Cllr Chapple explained that this document should be reviewed every 5 years. The last time this was done for Oundle was 15 years ago when a consultant, arranged by the then ENC, carried out this appraisal. Cllr Chapple suggested an item should go on the next PCM agenda to discuss the benefits of looking at this document again so boundaries and content can be reviewed and additions such as Fletton Field can be made. It was agreed this document should be reviewed and further discussion included on the June PC Agenda.

PC24.16 Cllr Chapple detailed his difficulties in contacting someone at NNC regarding the Oundle Neighbourhood Plan. Update to be included on the agenda for the next PCM – update received. Cllr Chapple to continue looking into this and report at future PCM's.

PC24.17 Any Other Relevant Matters for Report Only.

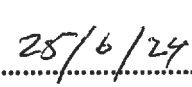
Cllr Chesser asked if there was an update on the Houseboat recently reported to Enforcement – Deputy Clerk advised there was still no news on this.

Cllr Chapple mentioned the impressive content of the Oundle Chronicle covering many topics including planning issues and suggested the writers may appreciate an invite to another PC Meeting at some point in the future. DC to invite writers.

Meeting ended: 8.48pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (25th June 2024) is: Thursday 20th June 2024 - 12 noon.

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

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