



Oundle Town Council

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Minutes of the Planning Committee Meeting held on Tuesday 25th June 2024 at 7.30pm in the Oundle Suite, Fletton House.

Present: Cllr David Chapple, Cllr Ian Clark & Cllr Max Schurer.

Absent: Cllr's Chesser & Wade.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC24.18 To receive and accept apologies for absence – Apologies were received and accepted from Cllr's Davis & Fuller.

PC24.19 Representation of Interested Parties – None.

PC24.20 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).

24.20.01 Disclosable Pecuniary Interests – None.

24.20.02 Other Interest – Item 24.22.01.06 Applicant known to Cllr Schurer.

PC24.21 Minutes of the previous meetings.

Proposition: *'To approve and sign minutes of the Planning Committee meeting held on 28th May 2024 as an accurate record'* (*Standing Order 12*)

Proposed: Cllr Chapple

Seconded: Cllr Schurer

Agreed: All in favour

PC24.22 Planning Applications - Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC24.22.01 Planning Applications:

Item	Reference	Details
24.22.01.01	NE/24/00489/TCA 66 South Road, PE8 4BP Ana Patriarca	Tree Work in Conservation Area. T1- Prunus 'Pissardii' - reduce by 2m. No objection.
24.22.01.02	NE/24/00483/FUL 131A Glapthorn Road, PE8 5BA	Full Planning Permission. Single storey rear extension. No objection.

24.22.01.03	NE/24/00492/FUL 18 Monson Way, PE8 4QG Ellen Carr	Full Planning Permission. Two storey side extension. No objection.
24.22.01.04	NE/24/00518/FUL 6A Glaphorn Road, PE8 4JA Kate Bannigan	Full Planning Permission. Replacement two storey side extension. AS AMENDED. Our comment from May: 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 Glaphorn Road street scene generally with the Applicant being required to seek prior approval for a detailed landscaping scheme to achieve this. New Comment: OTC note the amended plans and now have no objections to the application.
24.22.01.05	NE/24/00517/ADV 88 West Street, PE8 4EF Lisa Greenwood	Advertisement Consent. 1No. Front shop sign Business trading name, 1No. Side Sign with Hanging sign Logo (Re-submission of NE/24/00054/ADV). AS AMENDED. New Comment: OTC note the amended plans and now have no objections to the application.
24.22.01.06	NE/24/00542/TCA 71 West Street, PE8 4EJ Ana Patriarca	Tree Work in Conservation Area. T1 Viburnum - fell. No objection.
24.22.01.07	NE/24/00575/TCA 74 South Road, PE8 4BP Ana Patriarca	T1-T2 Pine - fell. No objection.

PC24.22.02 Planning Outcomes: Noted.

Item	Reference	Outcome
24.22.02.01	NE/23/00370/TPO Oundle School, 2 Church St, PE8 4EE Tree works program 2023 - 25. Spring data set for LPA and FLA. Tree numbers are referred to in the work programme and their positions are shown on the tree survey sheets Tree survey sheets B4, D5 to D9, E6, E8, F6,	Recommendation: No objection. Outcome: GRANTED 03/06/2024

	F7, and G7 TPO 0075 TPO 0199.	
24.22.02.02	<p>NE/24/00273/FUL 16 Rockingham Hills, PE8 4QA Full Planning Permission. Conversion of existing garage to ground floor bedroom with accessible wet-room, construction of new garage to side with driveway alterations and Change of use of amenity land to residential curtilage to allow for driveway alterations. Flat roof extension to side of previous extension with new roof lanterns, canopy and roof finish.</p>	<p>Recommendation: OTC objects to the application insofar as it is for a change of use from amenity land to residential curtilage and for a currently grassed area to become an area of hardstanding. When the Rockingham Hills residential development was first approved the site was to feature various green areas of amenity land which softened the development and avoided it turning into a 'concrete jungle'. Allowing the change would be detrimental to the estate as a whole both visually and ecologically. Outcome: REFUSED 30/5/2024</p>
24.22.02.03	<p>NE/24/00022/CND Prince William School Herne Road, PE8 4BS Discharge of conditions pursuant to NE/23/00364/FUL. Demolition of the existing sports hall, a new sports hall (4 court) to Sports England design standards, refurbishment of the existing sports hall to provide changing facilities, dance studio, teaching and group rooms and other support facilities for school and community use including school exams, alterations to the existing car park for school buses and cars, including a new traffic island, pupil drop-off and collection area, and safe crossing points. Condition 12 - landscape management and maintenance plan.</p>	<p>Recommendation: OTC not consulted. Outcome: GRANTED 10/6/2024</p>

	Condition 13 - measures to enhance ecological features/habitats on the site including bat/bird boxes Condition 14 - external materials for walls, roof, windows and doors. Condition 15 - sustainable surface water management strategy. Condition 16 - sustainable surface water drainage scheme.	
24.22.02.04	NE/24/00054/ADV 88 West Street, PE8 4EF 1 No. shop front signage with LED light, 1 No. shop front hanging signage with LED light and 1 No. LED TV screen behind door window.	Recommendation: OTC objects to the application since despite the reference to LED lighting for the shop front signage and for the front hanging sign inadequate information is provided as to where the lighting would be situated etc. This is a grade 2 listed building within the conservation area and any change to its appearance must not adversely impact either the building itself or the conservation area more widely. OTC notes that the shop front signage applied for appears to be in place already making the application in part retrospective. Outcome: REFUSED 12/6/2024
24.22.02.05	NE/24/00415/PDE 90 Glaphorn Road, PE8 4PS 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.	Recommendation: No paperwork received but on portal. 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. Outcome: GRANTED - PRIOR APPROVAL IS NOT REQUIRED 12/6/2024
24.22.02.06	NE/24/00458/TCA 19 Milton Road, PE8 4AB T1 Yew; T2 Gold Conifer; T3 Italian Cypress - fell.	Recommendation: Ext could not be granted so no OTC comment submitted. Outcome: GRANTED 19/6/2024

PC24.22.03 Planning Appeals – None.

PC24.23 Conservation Area Character Appraisal Document. Cllr Chapple explained that this document should be reviewed every 5 years. 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. Discuss and decide next steps.

DC/EO informed the Committee that they were attending an online Listed Building & Conservation Area Planning course the next day so it was agreed the Committee would wait to see what advise came out of this course before deciding next steps. DC/EO to report back to the PC at the next

meeting.

PC24.24 Cllr Chapple detailed his difficulties in contacting someone at NNC regarding the Oundle Neighbourhood Plan. Update from Cllr Chapple and decide next steps.

Cllr Chapple reported that, as yet, he has still not had any response from the Officers at NNC. He advised he would continue to make enquiries and update the PC again at the next meeting.


PC24.25 Any Other Relevant Matters for Report Only.

Cllr Clark mentioned a resident of East Road who had contacted him regarding numerous construction vehicles using East Road as their route to the St Christophers Drive Development and how they are mounting the pavement next to their property due to the very tight bend opposite Waitrose. They are concerned about damage to their water pipes and meter located exactly where these lorries mount the pavement/verge. EO to email Planning Officer regarding the Development Management Plan.

Cllr Chapple explained amendments to the ToR. Apart from a few missing capitalisations along with some located where they shouldn't be, the Committee approved the changes for recommendation at the next FC Meeting.

Meeting ended: 8.37pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (23rd July 2024) is: Thursday 18th July 2024 - 12 noon.

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

Dated:.....23 - 7 - 24.....