



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 24th September 2024 at 7.30pm in the Oundle Suite, Fletton House.

Present: Cllr Ian Clark, Cllr Val Chesser, Cllr David Fuller & Cllr Max Schurer.

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC24.43 To receive and accept apologies for absence – Apologies were received and accepted from Cllr Chapple.

PC24.44 Representation of Interested Parties – None.

PC24.45 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).

24.45.01 Disclosable Pecuniary Interests – None.

24.45.02 Other Interest – Item 24.47.01.02 – Cllr Clark is a resident of St Peter’s Road.

Item 24.47.01.04 Applicants know to Cllr’s Schurer, Chesser & Clark.

PC24.46 Minutes of the previous meetings.

Proposition: ‘*To approve and sign minutes of the Planning Committee meeting held on 27th August 2024 as an accurate record*’ (*Standing Order 12*)

Proposed: Cllr Fuller

Seconded: Cllr Schurer

Agreed: All in favour

PC24.47 Planning Applications - Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC24.47.01 Planning Applications:

Item	Reference	Details
24.47.01.01	NE/24/00799/LBC 79 Benefield Road, PE8 4EU - Ellen Carr	Listed Building Consent. Replacement Door and Windows to front elevation. No objection/recommend approval.
24.47.01.02	NE/24/00833/FUL 23 St Peters Road, PE8 4NR – Ellen Carr	Full Planning Permission. Remove utility room and replace with sunroom and utility room. No objection/recommend approval.

24.47.01.03	24/01777/LAPNEW Salerno's, 12 West Street, PE8 4EF	Application: Premises Licence. No objection/recommend approval.
24.47.01.04	NE/24/00852/ADV Oundle Wharf, Station Road, PE8 4DE Ellen Carr	Advertisement Consent. Advert will comprise a light box constructed from painted aluminium with the front facade having the name TAP & KITCHEN cut out of the panel. Frosted Perspex will keep the box waterproof and diffuse the light coming from the LED lighting within. Thus, the name of the restaurant will glow above the lit terrace extension. The hue is likely to be between warm white and yellow with the exact shade selected for harmony with the rest of the building on completion. The lights will be static in both luminance and hue. They will be on the same circuit as all other external lights at the restaurant which are extinguished when the restaurant is closed. No objection/recommend approval. OTC ask that consideration be given to surrounding wildlife including the North Bridge nesting bats.
24.47.01.05	NE/24/00898/FUL 2 Benefield Road Oundle Peterborough PE8 4ET	Loft conversion with rear dormer, front extension, change two front gable dormers to one larger gable dormer. No objection/recommend approval.
24.47.01.06	NE/24/00890/LDE TL05234 87821 Oundle Road Ashton	Certificate of Lawfulness for existing development/Use: mooring platforms in situ for permanent mooring of narrow boat. There are two platforms of which one is fixed and secured into the riverbed and the second one is fixed to sliding brackets on columns (built into the riverbed) allowing for fluctuating levels when river level rise or fall. The narrow boat is securely moored to the floating platform allowing it to move with the platform up and down. For information only.

PC24.47.02 Planning Outcomes: Noted.

Item	Reference	Outcome
24.47.02.01	NE/24/00327/FUL 1 East Road, PE8 4BX Full Planning Permission. Reconstruction of existing detached garage adjacent to 1 East Road, to include additional storey (mezzanine level) to create office space. Change of use from Storage space to Class E Commercial - office.	Recommendation: OTC has no objection to the application for change of use while recognising that as the proposed office has no parking space of its own staff would need to park in the town's long stay car park while clients and prospective clients visiting the offices would be able to park for up to two hours in the car park opposite the site. OTC has no objection to the application to reconstruct the existing building and add an additional storey to the building using a mezzanine floor and a pitched roof provided that the Conservation Officer is satisfied that the roof and particularly the materials to be used in constructing it would not adversely impact the listed buildings

		<p>opposite the property and adjoining it or the conservation area more generally (which might mean attaching conditions to any grant specifying the materials to be used if the conservation officer deems this to be necessary).</p> <p>Outcome: REFUSED 27/08/2024</p>
24.47.02.02	<p>NE/24/00637/TPO Laxton Junior School East Road Oundle Peterborough PE8 4BX Tree Preservation Order Consent. T1; Maple - fell and replace with Acer platanoides.</p>	<p>Recommendation: 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.</p> <p>Outcome: GRANTED 23/08/2024</p>
24.47.02.03	<p>NE/24/00584/FUL & NE/24/00585/LBC 21 St Osyths Lane Oundle Peterborough PE8 4BG 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;</p>	<p>Recommendation: 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 FEATURES 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.</p> <p>Outcome: GRANTED 03/09/2024</p>

	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)	
24.47.02.04	NE/24/00663/TPO 8 Old School Avenue Oundle Peterborough PE8 4BF Tree Preservation Order Consent. T1; lime - crown lift to 4m and remove dead wood.	Recommendation: No objection. Outcome: GRANTED 04/09/2024
24.47.02.05	NE/24/00686/TPO 23 Spurlings. PE8 4DG Tree Preservation Order Consent. T6; Wellingtonia - fell.	Recommendation: 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. Outcome: REFUSED 06/09/2024

PC24.47.03 Planning Appeals – NE/24/00273/FUL - 16 Rockingham Hills, PE8 4QA – NOTED. 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.

Our Comments from May 2024 PCM: 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. Application was refused on 30/05/2024

PC24.48 To receive letters to Residents of St Christopher's Drive regarding the start of the care home construction and its implications, discuss and decide next steps. The letters were received and it was agreed Cllr Clark, who is to attend the meeting, will report back at the next PCM.

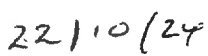
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PC24.49 Any Other Relevant Matters for Report Only - None.

Meeting ended: 8.06pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (22nd October 2024) is: **Thursday 17th October - 12 noon.**

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

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