



Oundle Town Council

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

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Minutes of the Planning Committee Meeting held on Tuesday 22nd October 2024 at 7.30pm in the Oundle Suite, Fletton House.

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

Minutes: Lisa Allan – Deputy Clerk & Estates Officer

PC24.50 To receive and accept apologies for absence – Apologies were received and accepted from Cllr’s Clark, Davis & Fuller.

PC24.51 Representation of Interested Parties – None.

PC24.52 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).

24.52.01 Disclosable Pecuniary Interests – None.

24.52.02 Other Interest – None.

PC24.53 Minutes of the previous meetings.

Proposition: *‘To approve and sign minutes of the Planning Committee meeting held on 24th September 2024 as an accurate record’ (Standing Order 12)*

Proposed: Cllr Schurer

Seconded: Cllr Chesser

Agreed: All in favour


PC24.54 Planning Applications - Please note: Councillors are asked to review the Planning Applications before the meeting commences.

PC24.54.01 Planning Applications:

Item	Reference	Details
24.54.01.01	NE/24/00933/TCA 17 Milton Road, PE8 4AB Anna Patriarca	Tree Work in Conservation Area. T1-8 and T10; Lime - Pollard back to historic pollard point. T9; Sycamore - Pollard back to historic pollard point. <i>The application relates to one section of an avenue of trees and while it might be appropriate for the trees to be pollarded it is the view of OTC that consideration should be given to placing tree preservation orders on all the trees which form the avenue and not just the trees within the curtilage of</i>

		17 Milton Road given the significance of the avenue within the conservation area.
24.54.01.02	NE/24/00967/TPO 8 Old School Ave, PE8 4BF Anna Patriarca	Proposal: Tree Preservation Order Consent. T1; Lime - reduce by 4m to appropriate growth point below area of decay. No objection subject to any contrary views of the Tree Officer.
24.54.01.03	NE/24/00968/TCA 33 West Street, PE8 4EJ Anna Patriarca	Proposal: Tree Work in Conservation Area. T1; Magnolia Grandiflora - reduce whole crown by up to 1.5m. T2; Prunus autumnalis - reduce whole crown by 1m and thin 5%. TG3; 5no semi mature Apple trees - reduce by up to 1m. T4; Cupressus - tip prune by up to 1m to shape crown and crown lift by 0.5m. The council has no observations or comments to make in respect of the trees contained within the rear garden of 33 West Street namely the 5 semi-mature apple trees and cupressus. OTC similarly has no observations to make in relation to the proposed crown reduction on the prunus in the front garden of the property. The magnolia in the front garden , on the other, hand is a very important feature of the street scene and while the council has no concerns about the proposed crown reduction it considers that the tree should become subject to a tree preservation order.
24.54.01.04	NE/24/00927/TPO Land Adjacent 10 Nene Valley Business Park Anna Patriarca	Proposal: Tree Preservation Order Consent. G1; 2 x Lime - crown reduce by 4m, selective lower branch removal. G2; 2 x Sycamore - crown reduce by 4m, selective lower branch removal. No objection subject to any contrary views of the Tree Officer.
24.54.01.05	THREE ITEMS FOR INFORMATION ONLY – ALL NOTED.	<ul style="list-style-type: none"> <u>Certificate of Lawfulness for proposed development/Use: conversion of garage into a home office/gym/playroom, with loft storage. - Remove garage door and to brick/block the bottom part up and to fit a new window 1050mm high and 200mm wide in white PVC. - Remove the old door leading into garden and to brick/block up half way and to fit a 1050mm high and 950mm wide window. - Knock through from the garage into the house and to form a new doorway and to fit a glass internal door. - Lay new loft boards and fit a new ladder access point for loft access. - Fit new double socks and also to fit spot light into new ceiling. New ceiling to be insulated and plasterboard and skim</u>


ZAGH

[finish. - Existing backwall of the garage to be battened out and insulated before all walls are plaster boarded and skim finish. - Plumber to fit new radiator in garage. - Lay new insulation on the floor and membrane then new screed finish ready for the finish floor covering. - Second fix all new electrics and fit loft light and new points for a wall mounted TV. - New skirting and new architrave around the door.](#) 


144 Creed Road Oundle Peterborough PE8 4QN
Ref. No: NE/24/00960/LDP | Validated: Mon 30 Sep 2024 | Status: Awaiting decision

- [Non material amendment in order to remove the incorrectly imposed Condition 3 and replace it with the previously agreed Condition 3 pursuant to NE/24/00222/FUL - Demolition of former primary school buildings and the construction of a purpose built girls' boarding house for Oundle School with associated works Condition 3 - to remove the incorrectly imposed condition 3 and replace with the previously agreed condition 3](#)

Oundle Church Of England Primary School Milton Road Oundle Peterborough PE8 4AB
Ref. No: NE/24/00740/AMD | Validated: Tue 17 Sep 2024 | Status: Permitted

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- [Discharge of conditions pursuant to NE/24/00085/LBC. Proposed 4 No. small single storey Use Class E units & demolition of Lean-to buildings. Condition 3 - Full details of external materials \(inc joinery details\)](#) 

8 West Street Oundle Peterborough PE8 4EF
Ref. No: NE/24/00910/CND | Validated: Fri 13 Sep 2024 | Status: Awaiting decision

- [Discharge of conditions pursuant to NE/24/00084/FUL. Proposed 4 No. small single storey Use Class E units & demolition of Lean-to buildings. Condition 3 - Full details of external materials \(inc joinery details\) Condition 5 - Construction Management Plan \(CMP\)/Demolition plan.](#) 

8 West Street Oundle Peterborough PE8 4EF
Ref. No: NE/24/00909/CND | Validated: Fri 13 Sep 2024 | Status: Awaiting decision



PC24.54.02 Planning Outcomes: Noted.

Item	Reference	Outcome
24.54.02.01	NE/24/00517/ADV 88 West Street, PE8 4EF Proposal: Advertisement Consent. 1No. Front shop sign Business trading name, 1No. Side Sign with Hanging sign Logo (Re-submission of NE/24/00054/ADV)	Recommendation: New Comment: OTC note the amended plans and now have no objections to the application. Outcome: GRANTED 25/09/2024
24.54.02.02	NE/24/00372/FUL St Anthony House, Milton Road, PE8 4AD Construction of a new, demountable 1 bay cricket cage, including the removal of three trees.	Recommendation: 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. Outcome: GRANTED 27/09/2024
24.54.02.03	NE/24/00799/LBC 79 Benefield Road, PE8 4EU Replacement Door and Windows to front elevation.	Recommendation: No objection/recommend approval. Outcome: GRANTED 30/09/2024
24.54.02.04	NE/24/00793/TPO 26 Herne Road, PE8 4BS Tree Preservation Order Consent. T1 - T2; Pine - Fell.	Recommendation: No objection subject to any contrary views of the Tree Officer. Outcome: GRANTED 04/10/2024
24.54.02.05	NE/23/01188/ADV The Old Bakehouse, Rear of 5 Market Place, PE8 4BA New Business traditional hanging Sign.	Recommendation: Although OTC has no objection to the sign proposed it believes that the property on which the sign would be mounted is a listed building and that, therefore, listed building consent should have been applied for. Outcome: GRANTED 08/10/2024
24.54.02.06	NE/24/00833/FUL 23 St Peters Road, PE8 4NR Full Planning Permission. Remove utility room and replace with sunroom and utility room.	Recommendation: No objection/recommend approval. Outcome: GRANTED 15/10/2024

PC24.54.03 Planning Appeals – None.

PC24.55 Any Other Relevant Matters for Report Only.

Clr Chapple reported that, as yet, no responses had been received from the relevant NNC/Governmental departments to our recent letters regarding

1. the Neighbourhood Plan
2. the Conservation Area Character Appraisal Document
3. OTC responses to the Planning Reform Bill Consultation

Meeting ended: 8.02pm

DEADLINE FOR SUBMISSION OF ITEMS FOR THE NEXT PLANNING COMMITTEE MEETING AGENDA (26th November 2024) is: Thursday 21st November - 12 noon.

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

Dated:.....26/11/24.....