

PLANNING MATTERS update October 2025

N.B. from May 2025.

October 2025

- NE/24/00838/PIP I Up to & dwellings on land adjacent to Manor House Farm, Stoke Doyle (former NE/23/00299/OUT) **PC recommended refusal, December 19th, 2024. NNC refused permission, October 8th, 2025.**

September 2025

- NE/25/00719/FUL Application for Full Planning Permission. Demolish detached timber garage. Replace tubular metal gate with 2x5 bar timber gates. 34 Church Street Wadenhoe Peterborough PE8 5ST. **NNC approved September 13th, 2025.**
- NE/24/001178/FUL I Coppice Lodge, Pilton. Demolition of existing farm buildings and replacement dwelling, yoga studio & annexe. **PC recommended approval December 9th, 2024; informed application withdrawn September 26th, 2025.**
- NE/22/00151/FUL: Sand And Gravel Quarry Land Pts OP4834 7882 And 8518 TL0178 Huntingdon Road Thrapston: **updated re Applicant's Appeal for non-determination, outcome expected in November.**
- NE/22/00698/OUT: Land Adjacent Haldens Parkway Thrapston: **updated re status of NNC Planning Committee July 2025 decision, possibly subject to judicial review.**
- NE2500766VAR: Variation of (a) Condition(s). The Elms Wadenhoe Road Stoke Doyle Peterborough PE8 5TG: **agreed unanimously to support application. NNC approved September 23rd, 2025.**
- NE/25/00812/FUL & NE/25/00813/LBC: 22 Pudding Lane, Wadenhoe, Peterborough, PE8 5SU. **Agreed unanimously to support application**

August 2025

- NE/25/00561/FUL: Application for Full Planning Permission. Garage conversion including internal alterations and new windows/doors. Two bay timber frame garage to side with study above. Landscaping and gravel area for parking. New glazed French doors to replace front windows. Lodge Cottage Pilton Lodge Road Pilton Peterborough PE8 5TD. **PC agreed unanimously July 14th, 2025 that the application should be supported. NNC approved August 26th, 2025.**
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July 2025

- NE/25/00719/FUL Application for Full Planning Permission. Demolish detached timber garage. Replace tubular metal gate with 2x5 bar timber gates. 34 Church Street Wadenhoe Peterborough PE8 5ST. **Agreed unanimously that the application should be supported**

- **NE/22/00151/FUL:** Outline permission sought for the construction of industrial distribution space (Use Class B8) with ancillary offices (Use Class E). Sand And Gravel Quarry Land Pts OP4834 7882 And 8518 TL0178 Huntingdon Road Thrapston. **NNC Planning Committee refused application; appeal to be heard next week; Chair attending and making a statement of common ground on behalf of seven Parish Councils at the Appeal.**
- **NE/22/00698/OUT:** Outline planning application with all matters reserved for an employment park comprising Class B2, B8 and E uses with ancillary offices; creation of a new access from Oundle Road; vehicular and cycle parking; pedestrian infrastructure; hardstanding; circulation areas; lighting infrastructure and all other ancillary, enabling and associated works including landscaping, drainage, earthworks and boundary treatment. Land Adjacent Haldens Parkway Thrapston. **NNC Planning Committee recommended approval of the application despite considerable opposition.**
- **NE/25/00561/FUL:** Application for Full Planning Permission. Garage conversion including internal alterations and new windows/doors. Two bay timber frame garage to side with study above. Landscaping and gravel area for parking. New glazed French doors to replace front windows. Lodge Cottage Pilton Lodge Road Pilton Peterborough PE8 5TD. **Agreed unanimously that the application should be supported.**

June 2025

- **NE/25/00393/FUL:** Full Planning Permission and **NE/25/00394/LBC:** Listed Building Consent. Proposed replacement of 1 window and 1 door, proposed balcony, new boiler and metal-banded oil tank (hidden with a natural screen). **34 Church Street Wadenhoe Peterborough PE8 5ST: Discussed and reviewed comments agreed at annual general meeting Monday May 12th, 2025, in the light of advice from NNC Planning. It was unanimously agreed to withdraw the Parish Council's objection and comments and to recommend approval.**

May 2025

- **NE/25/00314/FUL:** Full Planning Permission and **NE/25/00315/LBC:** Listed Building Consent. **16 Main Street Wadenhoe Peterborough PE8 5SX Unanimously agreed to support.**
- **NE/25/00393/FUL:** Full Planning Permission. **34 Church Street Wadenhoe Peterborough PE8 5ST** and **NE/25/00394/LBC:** Listed Building Consent. **34 Church Street Wadenhoe Peterborough PE8 5ST. Council supportive of refurbishment but concern raised about use of fossil fuel heating (oil); agreed to object, because of fuel source. N.B. see June update**
- **NE/25/00427/TCA/:** Tree Work in Conservation Area. T1; Scots Pine - remove. **9 The Green Wadenhoe Peterborough PE8 Unanimously agreed to support.**
- **NE/22/00151/FUL:** Hybrid Planning Application: **Sand And Gravel Quarry Land Pts OP4834 7882 And 8518 TL0178 Huntingdon Road Thrapston.** (Update on appeal process). **Parish council will not request Rule 6 status at appeal hearing, but will register as an interested party.**

5 April 2025 – **NE/00427/TCA/ T1 Scots pine remove, 9 The Green, Wadenhoe. Recommend approval.**

4 April 2025 – NE/25/00314/FUL & NE/25/00315/LBC, 16 Main Street, Wadenhoe. Internal alterations to ground floor of extension. Addition of new conservation roof lights. **Recommend approval.**

31 Mar 2025 – NE/25/00393/FUL & NE/25/00394 LBC 24 Church Street, Wadenhoe. Replacement of a window and door, balcony new boiler and oil tank. **Recommend refusal reversed to Recommend approval. Permitted.**

3 Mar 2025 - NE/25/00250/TCA I T1 Sycamore re -pollard, 34 Church St, Wadenhoe. **Recommend approval. Permitted.**

2 Jan 2025 - NE/25/00001/TCA I TG1:Lapsed thorn hedge coppice, T2/3: Apple reduce by 1m, T4: Ivy removal at 34 Church St, Wadenhoe. **Recommend approval.**

9 Dec 2024 - NE/24/001178/FUL I Coppice Lodge, Pilton. Demolition of existing farm buildings and replacement dwelling, yoga studio & annexe. **Recommend approval.**

9 Dec 2024 - NE/24/01212/FUL Demolition of existing bungalow and erection of replacement dwelling with parking, The Elms, Stoke Doyle. **Recommend refusal.**

3 Dec 2024 - NE/24/01127/FUL & NE/24/01128/LBC I Alterations and refurbishment to existing extension and dwelling, 16 Main St, Wadenhoe. **Recommend refusal. PSDW subsequent withdrawal of objections Feb 2025, confirmed 10 March 2025.**

3 Dec 2024 - NE/24/00963/TCA I Prunus reduce by 4m T2: Acer reduce by 2.5m, T3: Apple reduce by 2.5m at 14/15 Main St, Wadenhoe. **Recommend approval Permitted.**

19 Dec - 2024 NE/24/00838/PIP I Up to & dwellings on land adjacent to Manor House Farm, Stoke Doyle (former NE/23/00299/OUT) **Recommend refusal.**

8 July 2024 - NE/24/00652/TCA I Fell leylandi & cedar, remove rowan trunks, crown lift beech & maple, Home Farm House, Wadenhoe. **Recommend approval. Permitted.**

14 June 2024 - NE/24/00537/LBC & NE/24/00467/FUL I Open fronted store, driveway landscaping and relocation of front gate. **Recommend approval. Permitted.** Historic gate re-instated with electronic opening, April 2025.

15 April 2024 - NE/24/00347/TCA I T1 Mulberry crown reduction by 2m, Dovecote House, Wadenhoe. **Recommend Approval. Permitted.**

20 Mar 2024 - NE/24/00278/TCA I T1 Holly & G1 Apple restriction, 13 Main St, Wadenhoe. **Recommend Approval. Permitted.**

1 Mar 2024 - NE/24/00196/TPO I Elm reduce to 4m monolith, Oundle Road, Pilton. **Recommend Approval. Permitted.**

28 Feb 2024 - NE/24/00213 Variation of condition 3 to allow for removal of occupancy restriction (resubmission of NE/22/01559), The Elms, Stoke Doyle. **Recommend Approval. Permitted.**

Add to earlier applications

07 June 2022 - NE/22/00698/OUT Recommend further objections - submitted 31 July 2024, September 2024

10 Feb 2022 - NE/22/00151 Further objection submitted September 2024

14 May 2021- NE/21/00742/FUL Erection of 50 dwellings with parking and landscaping, Land to rear of cemetery, Stoke Doyle Road, Oundle. Recommend refusal. Approved Feb 2024