

WHITTLESEY TOWN COUNCIL – Planning Committee

Minutes of the meeting held on Monday 17th June 2024 at 7.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY.

Present: Cllr Miscandlon, Wainwright, Dickinson (Cllr Miscandlon was asked to chair the meeting)

P44/2024. To receive apologies for absence from members.

Cllr Nawas (personal), Cllr Arman was not present and no apologies were given.

Officer in Attendance: Sue Piergianni – Town Clerk & RFO

Recording: the recording is made as an aide memoir for the Clerk.

P45/2024. To receive the minutes from the Planning Committee held on Monday 20th May 2024

Ratiofied: The minutes were approved and signed as a true record.

P46/2024. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and nonpecuniary interests in relation to any agenda item.

There were no declarations.

P47/2024. Public Forum (Time allowed 15 Minutes) –

Three members of the public present.

Chris Terrey – F/YR24/0391/F – Listed as grade 2* and dates from 17th century. FDC conservation officer not included in original list of consultees on 21st May, conservation officer was only written to on 6th June. Could this committee consider the report when it is published.

Andy Flatters – Viking Way green space and other areas that have been sold by Rose Homes.

Cllr Miscandlon suspended standing orders.

Mr Flatters was advised that Cllr Dee Laws is investigating Viking Way with Fenland District Council to ascertain what is going on and if there are any conditions on the land.

The meeting was resumed.

P48/2024. To consider planning applications received from FDC and CCC.

F/YR23/0245/O - Erect up to 175 x dwellings (outline application with matters committed in respect of access) at Land South Of 250 Drybread Road Whittlesey Cambridgeshire Revised proposals have been received in respect of the above. The revision is: Amendments to layout (boundary with 74 and 84 West Street, Plots 16-18 repositioned, planting to open space Plot18, repositioned LEAP, add planting at entrance, Plot 29 aligns with Plot 28, pump station removed, fencing on residential boundary, highways details amended as request. TA, Travel Plan, FRA/Drainage details. BNG metric, Habitat protected species survey, Noise assessment Utility investigation.

The Town Council would reiterate their original objections and state again that this is contrary to policy 1 of the WTC Neighbourhood Plan and FDC LP7 and 13.

F/YR23/0648/F - Hybrid application: Full planning permission to erect 18 x dwellings (2 x singlestorey 2-bed, 1 x 2-storey 2-bed, 2 x single-storey 3-bed, 4 x 3-storey 3-bed, 7 x 2-storey 4-bed 1 x 2-storey 6-bed and 1 x 3-storey 6-bed) including 2 x self-build dwellings and the formation of 3 x accesses and a

pedestrian footpath. Outline application with matters committed in respect of access to erect 2 x self-build dwellings at Land South Of 127-141 Coates Road Coates Cambridgeshire Revised proposals have been received in respect of the above. The revision is: Scheme revised/further information submitted including revised Flood Risk Assessment and Drainage Strategy and further ecology information.

The Town Council recommend refusal under policy LP12 purely because we wish to retain the green space instead of it being developed and advised that there is no definitive flood assessment within this application for the runoff to Middle Level, also within the revision, there is no mention of attenuation pond. Middle level has issued statement about run off water advising they have reached capacity.

F/YR23/0694/F - Erect 6 dwellings (single-storey, 2-bed) involving upgrade to existing access and the demolition of existing garages at Garage Site Drybread Road Whittlesey Cambridgeshire Revised proposals have been received in respect of the above. The revision is: Revised plans, design, and access statement, refuse collection strategy and surface water drainage strategy received.

The Town council recommend approval but suggest that lighting issues should be addressed.

F/YR23/0823/RM - Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR21/0582/O to erect 17 x dwellings (2x 2-storey 4-bed, 5x single-storey 4-bed, 5x 2-storey 3-bed and 5x single-storey 3-bed) and the formation of swales, involving the demolition of existing buildings at G and J Ping Limited 63 Coates Road Eastrea Peterborough Cambridgeshire PE7 2BA Revised proposals have been received in respect of the above. The revision is: Site layout amended in response to officer comments, drainage calculations updated with cover letter from drainage consultant.

The Town Council recommend approval, however, would like to ensure that the new owners are made aware of what the riparian rights are, and maintenance associated with this.

F/YR23/1066/F - Erect 7 x dwellings (1 x 2-storey 5-bed, 4 x single-storey 4-bed, and 2 x singlestorey 3-bed), involving the demolition of existing dwelling at 75 Coates Road Eastrea Peterborough Cambridgeshire PE7 2BA Revised proposals have been received in respect of the above. The revision is: The following amendments have been received from the Local Planning Authority on 10.06.2024: - An amendment to the red line boundary of the application site, to include the proposed new access to No.73 Coates Road and a new footway. - Amendments to the appearance, layout and scale of the proposed bungalows and garages. - Amendments to proposed hard and soft landscaping areas. - Removal of sections of Category C trees along north and west boundaries. - A Preliminary Ecological Appraisal has also been received.

The Town Council have no objection and therefore recommend approval, but with to ensure the archaeology report is adhered to, they would also request that the North Level comments listed are not for this application, also there is no preliminary ecological appraisal present and would request WTC are notified when this is available.

F/YR24/0391/F - Erect an extension to existing outbuilding to enclose swimming pool for existing dwelling at Grove House 24 Briggate East Whittlesey Peterborough Cambridgeshire PE7 1EG. Listed as grade 2* and dates from 17th century. FDC conservation office no included in original list of consultees on 21st May, conservation officer was only written to on 6th June. Could this committee consider the report when it is published.

The Town Council are unable to make recommendation as there is the Conservation Officer report is not present but would like it noted that they consider the design to not be in keeping as this is within a conservation area. Please can FDC advise WTC when the Office Report is available.

F/YR24/0399/F - Erect a single-storey side/rear extension to existing dwelling at 33 Eastfield Drive Whittlesey Peterborough Cambridgeshire PE7 1SH.

The Town council have no objection and therefore recommend approval.

F/YR24/0433/FDL - Change of use from a Class E(g)(l) Office to dwellings (4 x 1-bed flats), involving the replacement of existing doors and window to upvc at Grosvenor House Grosvenor Road Whittlesey Peterborough Cambridgeshire PE7 1AQ An Reg 4 application for planning permission where land is owned by FDC, where FDC not the applicant has been received in respect of the above

The Town council have no objection and therefore recommend approval.

F/YR24/0459/F - Erect a part 2-storey, part first-floor rear extension, and a front porch to existing dwelling, including the installation of solar panels to front roof slope, insertion 1 x first-floor side window, and render to part of front elevation, involving the demolition of existing side lean-to, part of existing dormer and rear elevation within a conservation area at 4 Delph Street Whittlesey Peterborough Cambridgeshire PE7 1QQ
The Town Council would recommend approval however would request a condition is attached to this and would request a sympathetic approach to the panels to mitigate the visual effect of the solar panels within a conservation area.

F/YR24/0464/TRTPO - Fell 1x Silver Birch tree covered by TPO 06/2004 at 3 Love Lane Whittlesey Peterborough Cambridgeshire PE7 1JE.
The Town Council recommend refusal as there is no Arboriculturist tree officer report and this has a TPO on it, please advise the council when the Officer report is available.

Additional Information

F/YR24/0233/F - Replacement of shop front glazing including repositioning of entrance door at 29 Market Street Whittlesey Peterborough Cambridgeshire PE7 1BA – Application withdrawn.

P49/2024. Date of next meeting: 15th July 2024

Meeting closed: 20.13.



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Cllr Alex Miscandlon
Appointed Chair.

