

WHITTLESEY TOWN COUNCIL – Planning Committee

Minutes of the meeting held on Wednesday 28th August 2024 at 6pm at Peel House, 8 Queen Street, Whittlesey PE7 1AY

Due to traffic issues the meeting commenced at 18.07

Present: Cllr Miscandlon, Arman, Wainwright & Laws

Officer in Attendance Sue Piergianni – Town Clerk & RFO

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

P71/2024. To receive apologies for absence from members.

Cllrs Bibb, Dickinson, Nawaz, Singh-Gill (personal)

P7266/2024. To receive the minutes from the Planning Committee held on Monday 29th July 2024

Ratified: The minutes were approved and signed as a true record

P73/2024. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and non pecuniary interests in relation to any agenda item.

Cllr Laws – Portfolio Holder for Planning at FDC, and only at the meeting to observe or give clarification on policy issues

P74/2024 – Update by Mr Gary Munns on planning application F/YR24/0598/F – 16 bed hotel with restaurant, bar & spa facilities

Justin Carter gave an update on the planning application. An issue has been identified with the site drainage and is being addressed. The frontage will remain the same with an extension at the rear. There will be additional car parking. The 16 en-suite bedrooms will be over the ground and first floor, they will include 2 accessible rooms. The bar and restaurant will be predominately located where the existing kitchen and dining room are. Remaining bedrooms on the ground floor will be removed to make room for treatment rooms. The extension will be for the gym and indoor vitality pool.

There will be a log cabin located within the grounds which will be used for a personal thermal spa experience, guests will then continue their experience within the main facilities of the hotel

They have identified a few concerns, parking, noise, traffic movement and will mitigate these where possible. All plant equipment will be located under the fitness suite. They will be providing concierge service to mitigate any traffic issues on the single carriageway, they would welcome any ideas to increase visibility splay. They are looking to offer a shuttle service between the bus terminal in Whittlesey and also from the Station.

Cllr Wainwright asked if the 30 spaces were adequate, Mr Carter advised the car park is for guests only and not staff, they will be encouraged to use public transport or walk/cycle.

Cllr Laws we would welcome this type of business in Whittlesey and it is an excellent idea and good innovation.

P75/2024. Public Forum (Time allowed 15 Minutes)

Six members of the public were present.

Roy Gerstner – F/YR24/0598/F- Residents that have lobbied him all have been in favour of this development.

CCC24078 – Saxonpit – Many people over the last 7 years have had to put up with noise, dust, plant machinery, finally CCC have acknowledged some of the issues that have been complained about. The buttressing that is currently being worked on should have been completed in 3 years, but is now up to year 7.

P76/2024. To consider planning applications received from FDC and CCC.

F/YR24/0040/F - Change of use of existing garage/store and associated land to a venue for ceremonies, including the formation of a car park (part retrospective) at The Manor House 102 Eldernell Lane Coates Peterborough Cambridgeshire PE7 2DD
FDC have already determined this application.

F/YR24/0311/F - Erect 7 x dwellings (2-storey 3-bed) and the formation of an access, involving the demolition of existing commercial buildings at 162 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1PD Revised proposals have been received in respect of the above. The revision is: The following amended and additional information has been received: - Sustainable Drainage Statement, received 5th August 2024. - Proposed site/roof layout plan and vehicular access (Drawing no. 22052_01 Revision J), received 8th July 2024. - Proposed elevations (Drawing no. 22052_04 Revision D), received 8th July 2024. - Proposed street elevation and block plan (Drawing no. 22052_05 Revision B), received 8th July 2024. - Proposed elevations and cycle storage (Drawing no. 22052_07 Revision A), received 8th July 2024.

The Town council have no objection and therefore recommend approval.

F/YR24/0321/F - Change of use of existing building to form workshop (Class B2) with Storage (B8) and office (E(C)(iii)), including siting of a storage container (retrospective) and the formation of a new access at 6 - 8 March Road Coates Peterborough Cambridgeshire PE7 2BW Revised proposals have been received in respect of the above. The revision is: Updated Drawings and application form with notices served: BR02D, BR03D, BR04I, BR05J, PL10.

The town council would advise that their objections to the original application still stand. They will continue to recommend refusal until the highways information is received, they would also advise they have concerns about the hours of operation and the noise that will effect neighbours.

F/YR24/0598/F - Change of use of residential care home to a hotel (16-bed) with restaurant, bar & spa facilities including the erection of a single-storey extension to the rear and side (to form a swimming pool and fitness suite), a single-storey infill extension and porch canopy including alterations to existing window arrangement, creation of subterranean basement area, and erect a detached log cabin, construction of an outdoor pool, and extension existing car park at The Elms Nursing Home 2 Arnolds Lane Whittlesey Peterborough Cambridgeshire PE7 1QD.

The Town Council have no objection and therefore recommend approval.

F/YR24/0611/O - Erect 1 x dwelling (outline application with matters committed in respect of access) at Land North Of 24 Crescent Road Whittlesey Cambridgeshire

The Town Council recommend refusal due to over intensification of site.

F/YR24/0626/O - Erect up to 4 x dwellings (outline application with matters committed in respect of access and scale) at Land and Garages at Hawthorne Drive Whittlesey Cambridgeshire

The Town Council have no objection and therefore recommend approval.

F/YR24/0628/F - Erect a single-storey front, rear and side infill extension, convert garage to form additional living accommodation, and replace/widen upper-floor side window to existing dwelling, involving the demolition of existing porch at 1 Guildenburgh Crescent Whittlesey Peterborough Cambridgeshire PE7 1TZ

The Town Council recommend refusal until clarification is received regarding the roof construction, and water run off, as this is not clear on the planning application, they would also like to recommend that the on site parking is retained.

F/YR24/0631/F - Erect a single-storey rear extension to existing dwelling at 44 North Green Coates Peterborough Cambridgeshire PE7 2BQ

The Town Council recommend refusal until the Conservation Officer report is present.

F/YR24/0637/O - Erect up to 3 x dwellings involving the formation of 2 x accesses (outline application with matters committed in respect of access) at Land North-East Of 190 Wype Road Eastrea Cambridgeshire.

The Town Council have no objection and therefore recommend approval. Cllr Wainwright voted in objection however the other councillors voted in favour of approval of the application.

F/YR24/0640/O - Erect up to 2 x dwellings (outline application with all matters reserved) at Land North Of 146-148 Peterborough Road Whittlesey Cambridgeshire

The Town Council have no objection and therefore recommend approval.

CCC/24/078/FUL - Proposal: Importation of controlled inert construction and demolition wastes for the buttressing and stabilisation of the southern face of a former mineral excavation face with associated screening, stockpile and storage areas. Location: New Saxon Works, Peterborough Road, Whittlesey, PE7 1PD.

Whittlesey Town Council recognises that the works to strengthen the Southern Buttress outlined in applicant CCC/24/078/FUL are necessary as per the provided Regulation 33 Geotechnical Assessment.

However, there are significant concerns remaining concerning how the work is to be carried out, how it is to be monitored and how it is to be controlled. There is a considerable history of extreme nuisance due to dust, noise, odour, pollution, disturbance and traffic disruption emanating from this site that has seriously impacted on the amenity and physical and mental health of residents over a large swathe of west Whittlesey.

Likewise there is a long history of exceptional poor monitoring of conditions, a complete lack of transparency over the results and a total abdication of responsibility of enforcement of operating conditions by Cambridgeshire County Council, The Environment Agency, Fenland District Council and the site operators.

The client, East Midlands Waste Management Limited (EMWML), has applied for permission for a further seven years (Planning Statement para 9.9) of works similar to that which has caused so much distress to so many Whittlesey residents. It is utterly unsupportable that they should be subject to a further seven years total loss of the amenity they are entitled to enjoy in their properties.

Whittlesey Town Council would therefore most strenuously urge that the following conditions are applied to any permission granted:

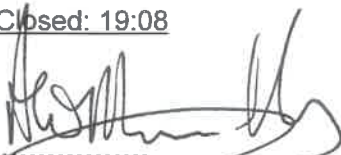
1. No IBAA materials is to be used, handled, transported or processed in any part of these works (Planning statement para 1.15)
2. Effective, continuous monitoring of air quality, dust levels and noise levels is implemented at multiple points around Whittlesey that may be or are likely to be affected by these works. Such locations should be agreed by all interested parties including, but not necessarily limited to, EMWML, Whittlesey Town Council, The Environment Agency, Fenland District Council Environmental Health and representatives of local residents.
3. There should be transparency in the prompt publication of the results of this monitoring, in an open forum.
4. There should be an effective system of control such that operation of the site can be paused in the event that any of the conditions monitored should exceed agreed maximum time-weighted or peak levels, those levels having been agreed by all interested parties as detailed in condition 2 above.
5. There must be very strict controls on the operating hours for the operation which excludes weekend and public holiday working and operation outside of the hours of 8am to 6pm.
6. There must be an effective means for residents to report problems arising from the works. The system must have an acceptable Service Level Agreement for response, investigation and (where applicable) corrective and preventive action.

It is further noted that para 8.124 of the Planning Statement indicates that HGVs accessing the site will not use the A605 through Whittlesey, but that route "should not be discounted" if it becomes convenient to the operator. It has also been reported that HGVs accessing the site now are frequently seen to exit the site in a westerly direction, but carry out a U-turn at the roundabout at the Eastern end of Ralph Butcher Causeway (only 400m from the site entrance) and continue their journey through Whittlesey on the A605. There needs to be an additional condition attached to any permission prohibiting the use of the A605 to the east of the site by site traffic under all conditions. Though the A605 was designated an advisory freight route approximately 30 years ago, the growth in residential developments, schools and associated traffic in the intervening years renders the road unsuitable for the volume of HGVs anticipated.

Additional Information

P77/2024. Date of next meeting: Monday 16th September 2024

Meeting Closed: 19:08



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Cllr Alex Miscandlon
Chairman
Planning Committee