

WHITTLESEY TOWN COUNCIL – Planning Committee

Minutes of the meeting held on Monday 30th September 2024 at 7.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY

Present: Cllr Miscandlon, Arman, Bibb, Singh-Gill, Wainwright, Laws

Officer in Attendance: Sue Piergianni – Town Clerk & RFO

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

P84/2024. To receive apologies for absence from members.

Cllr Dickinson - Personal

P85/2024. To receive the minutes from the Planning Committee held on Monday 16th September 2024.

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

P86/2024. 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.

P87/2024. Public Forum (Time allowed 15 Minutes)

1 Member public

John Male – Statement from Mr John Male Firstly, the impact and encroachment on my property, including my access and driveway. My bungalow is three metres away from the boundary fence and the area suggested for a new entrance. This would incur unacceptable levels of light and noise impacting my home at all hours of the day and night. Two of my bedrooms are on the side of my bungalow facing the area proposed, and this impact would render those rooms unusable. I am aware there is a suggestion in the plans of a noise reducing fence, but as the top of my windows is barely 2 metres from the ground, any fencing would block out the light to my bedrooms rendering them unusable and impacting the value of my property. I have attached a photo for your information (photo 1). The driveway to my property is next to the proposed new gate, which would cause issues around pedestrian access to my home, deliveries, rubbish collection and the delivery of my liquid gas for heating, irrespective of me being able to use my drive safely for vehicular access. I have also included a photo of my drive in relation to the boundary, and as you can see the slope is quite steep. Having large lorries idling and/or revving on that level of slope just next door would cause noise, disturbance and exhaust fumes which would impact my living environment day and night. (see photos 2 and 3)

Furthermore, the plans available (drawing 012 F and the vehicle tracking plan) list the proposed new gate as being for exit only on one, and as having a no exit sign on the other. We are at a loss to make any sense of this whatsoever, although whether lorries are entering or leaving causes issues in equal measure. The plans submitted actually encroach on my driveway in both drawings, and I have included photographs of this here - my property is to the far righthand side of the drawings, and I have marked my driveway and access in yellow and black pen (photographs 10 and 10A).

I have also attached a view of my drive in relation to the boundary, and as you can see my property sweeps outward to the road. The proposed plans actually cut across my drive. The drive is also the area used by telephone engineers when work is needed to the below ground cables which are situated to the left of my gates. The waste bins are collected from this point, and this is where main access by foot, wheelchair using disabled visitors and all deliveries gain access to my property Just inside my main gates is my liquid gas tank - and liquid gas lorries park at my drive to deliver regularly. (photos 4 and 5).

I would also like to point out that the width of the road, which is a rural lane, is barely 4.9 meters in width at the point of the proposed gate, and that there is a blind bend in one direction, and a very tight turning in the other. The Station Road junction has two houses on it and a very tight blind turn, and in the other direction along Turningtree Road, just past my property there is a blind bend. I have attached photos of both these areas. (photo 5 and 6). The blind bend leads to a single track bridge over the river, which has already been damaged by large and heavy vehicles using it. Inevitably, site traffic would attempt to either leave or arrive from this direction, which is a concern. The bridge used to have a weight restriction sign, but in recent years this seems

to have vanished. I have attached a photo of the blind bend from the other direction (photo 7) as well as photos of the bridge and the existing damage on it (photo 8 and 9).

According to the HSO vehicle handling - workplace transport information from gov.org I have been given, vehicles of the size quoted on the plans need an inner circle of 5.3m radius and an outer circle of 12.5m radius for turning safely, and those vehicles also need to be able to pass each other safely, in the road outside, and within the site. I do not think that this is possible given the width of the lane outside the proposed gate. This is a concern, as the banks on both sides of the lane are soft and slope steeply, one side into a lake, the other into the river. I also have health and safety concerns about the possible implications of a vehicle leaving the lane and impacting my home, or my liquid gas tank. Car traffic along Turningtree Road has increased significantly over the past few months (due to road closures and roadworks in various places around town - including the new causeway bridge) and vehicles regularly speed along from the bridge around the blind bend. Having large vehicles turning in and out along that stretch of road is likely to result in some serious incidents.

A development of this nature would severely blight my home, and impact my living environment considerably. The value of my home, and my quality of life would be significantly reduced.

P88/2024. To consider planning applications received from FDC and CCC.

F/YR24/0626/O – Erect up to 2 x dwellings (outline application with matters committed in respect of access and scale) at Land And Garages At Hawthorne Drive Whittlesey Cambridgeshire Revised proposals have been received in respect of the above. The revision is: Reduction in number of dwellings and revised site layout.

The Town Council have no objections and therefore recommend approval

F/YR24/0690/F - Erect an industrial building (B2/B8 use), changes to external appearance of existing building and demolish further building on site including formation of an additional access at Progress House 256 Station Road Whittlesey Peterborough Cambridgeshire PE7 2HA Revised proposals have been received in respect of the above. The revision is: Vehicle tracking plans received to address highways comments.

The Town Council recommend refusal of this application Whilst new tracking plans have been submitted apparently showing neighbouring property is not being used, other highways objections have not been addressed. No traffic estimates, no physical barrier to incorrect routing.

F/YR24/0728/F - Erect 2 x dwellings (2-storey 5-bed) and retention of a container, involving demolition of existing outbuildings at Land South Of 200 Coates Road Coates Cambridgeshire.

The Town Council recommend refusal as this is over intensification on site and would request that planning officers review previous applications.

F/YR24/0732/F - Erect a single-storey extension to rear of existing dwelling at 16 Anglers Avenue Whittlesey Peterborough Cambridgeshire PE7 1GT

The Town Council have no objections and therefore recommend approval

F/YR24/0756/TRCA - Works to 2x Cherry trees and 1x Japanese Pagode tree within a Conservation Area at 28 Claygate Whittlesey Peterborough Cambridgeshire PE7 1QL

The Town Council recommend approval providing the works are carried out by a qualified arboriculturist.

F/YR24/0757/F - Erect 1 x self-build/custom dwelling (3-storey, 3-bed), involving widening existing access at Land East Of 50 Station Road Whittlesey Cambridgeshire

The Town Council recommend refusal due to over intensification of site and the design is not in keeping with the existing street scene.

Additional Information

APPEAL - APP/D0515/W/24/3351994 - F/YR23/0968/F - Erect 1 x dwelling (single-storey, 2-bed) - Land North Of 8 Delph Street Whittlesey Cambridgeshire

P89/2024. Date of next meeting: Monday 14th October 2024.

Meeting Closed 19:50



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Cllr Alex Miscandlon
Chairman – Planning Committee

