

WHITTLESEY TOWN COUNCIL – Planning Committee

Minutes of the meeting held on Monday 2nd December 2024 at 6.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY

Present: Cllr Miscandlon, Bibb, Wainwright, Laws

Officer in Attendance: Sue Piergianni – Town Clerk & RFO

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

P109/2024. To receive apologies for absence from members.

Cllr Arman & Dickinson (personal), no apologies were received from Cllr Singh-Gill or Nawaz.

P110/2024. To receive the minutes from the Planning Committee held on Monday 18th November 2024.

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

P110A/2024. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and non pecuniary interests in relation to any agenda item.

Cllr Wainwright & Bibb advised they had both been lobbied on the battery system application (PUT IN REFERENCE) and the Science Park

Cllr Mrs Laws – Portfolio Holder for Planning at FDC, will only observe or give clarification on policy issues.

P111/2024. Update by Mr Stephen Rice – Peterborough Science & Technology Park

Mr Rice presented the proposals for the science park (presentation attached), this will be the 3rd largest science park in the country, he did report that despite lobbying to have the name Whittlesey Science Park, due to the proximity of Peterborough the name will need to be Peterborough Science & Technology Park.

The lake will remain unchanged, they have designed soe of 65000 metre footprint of the building going on the site, roughly 700,000 square feet. Designed energy, café, gym, meeting rooms, transport hub on the park. Cars are not going to be the primary source of getting to and from the park, they are looking towards the future, they have engaged widely with bus companies, rail networks, FDC, CPCA and how this could be a catalyst for improving public transport in this area. The Ely junction is main problem. If the Ely junction is resolved, this science park would be 35/40 minutes from the Cambridge Science Park in the North of Cambridge. Some areas will exclude the public as they will be used solely for ecological purposes, throughout the park there will be walking and cycling routes. The presentation from Mr Rice is attached.

In summary the design and access statement is a general view of what it will look like and what it is going to deliver.

Members were advised that the site would have incubator spaces to enable students to carry out research.

The difference between and industrial park and science park is you would usually only find communal areas on a science park. There will be a degree of selection for the determination of the businesses on the site.

The waste related businesses will remain until 2036 and they will continue to use the existing access. There are other science parks with waste facilities close by but not in the centre of the park.

P112/2024. Public Forum (Time allowed 15 Minutes)

8 members of the public were present.

Chris Terrey – As the site is in private ownership, who will monitor the areas that will open for public access.

Stephen Hodson – Made the following comment – The community spirit in Whittlesey is well recognised, there is a very similar project being planned at Cambridge, would people prefer to be in this area or Cambridge. The area of open space at the science park which is available to the public contains 122,000 tones of waste that has been tested and is not safe.

P113/2024. To consider planning applications received from FDC and CCC.

F/YR24/0903/O - Erect up to 65,000 sq m floor space consisting of E (b)(d)(f) (amenity buildings) and E (G)(i)(ii)(iii) (office, laboratory and manufacturing) including renewable energy infrastructure, parking, country park and other associated infrastructure (outline application with matters committed in respect of access and layout) at Land Adjacent New Saxon Works Peterborough Road Whittlesey Cambridgeshire
The Town Council have no objection and therefore recommend approval. (Cllr Wainwright, Bibb, Miscandlon all in favour)

FYR24/0911/F - Erect a single-storey rear extension to existing dwelling at 13 Spire View Whittlesey Peterborough Cambridgeshire PE7 1WH
The Town Council have no objection and therefore recommend approval. (Cllr Waintwright, Bibb, Miscandlon all in favour)

F/YR24/0912/F - Erect a 2-storey side extension to existing dwelling at 47 Snowley Park Whittlesey Peterborough Cambridgeshire PE7 1JQ
The Town Council have no objection and therefore recommend approval. (Cllr Waintwright, Bibb, Miscandlon all in favour) subject to the amenity space being within the approved regulations.

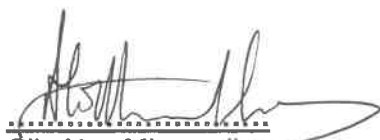
F/YR24/0932/F - Installation of a Battery Energy Storage Facility, underground cabling, water storage tank and ancillary infrastructure, and erection of 6 x 4.0m high mounted CCTV and a 2.4m high palisade security fence and gates at Land South Of 99 Kings Dyke Whittlesey Cambridgeshire
There is insufficient information within the application to make a recommendation. There is no fire risk, or consultation with the fire service, there is concern over the location in relationship to the highway. Advetise reports have been identified in other areas giving cause for concern.

Cambridgeshire County Council, (Various Streets, Wisbech) (Disabled Persons Parking Place), Order 202- 81 Windmill Street, Whittlesey.
The Town Council have no objection and therefore recommend approval

Additional Information

P113/2024. Date of next meeting: Monday 16th December 2024

Meeting Closed: 19.34



Cllr Alex Miscandlon
Chairman
Planning Committee

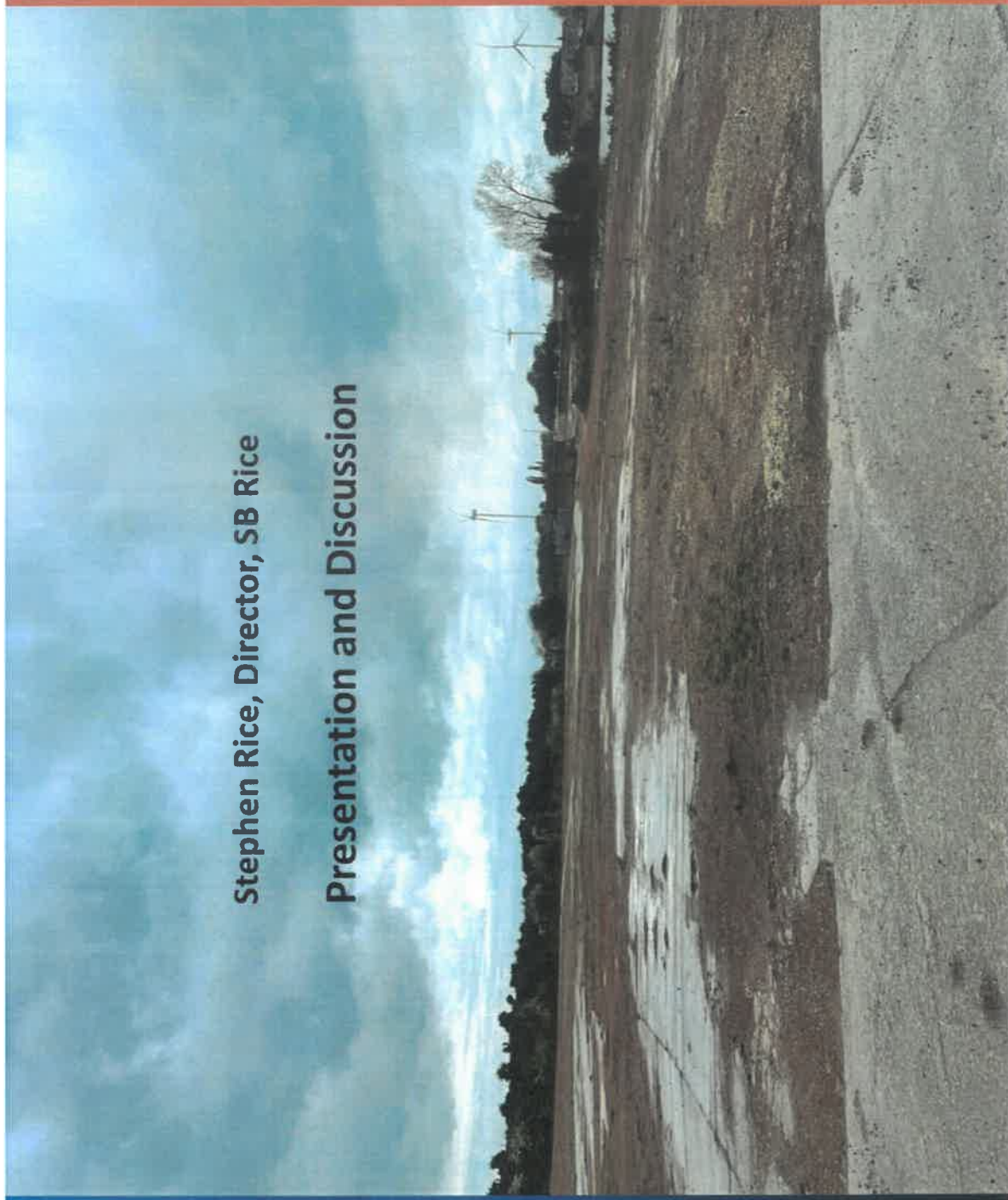
Peterborough Science and Technology Park

Presentation to
Whittlesey Town
Council

December 2024

Stephen Rice, Director, SB Rice

Presentation and Discussion



PUBLIC EVENT - PRIORITY PROFILING

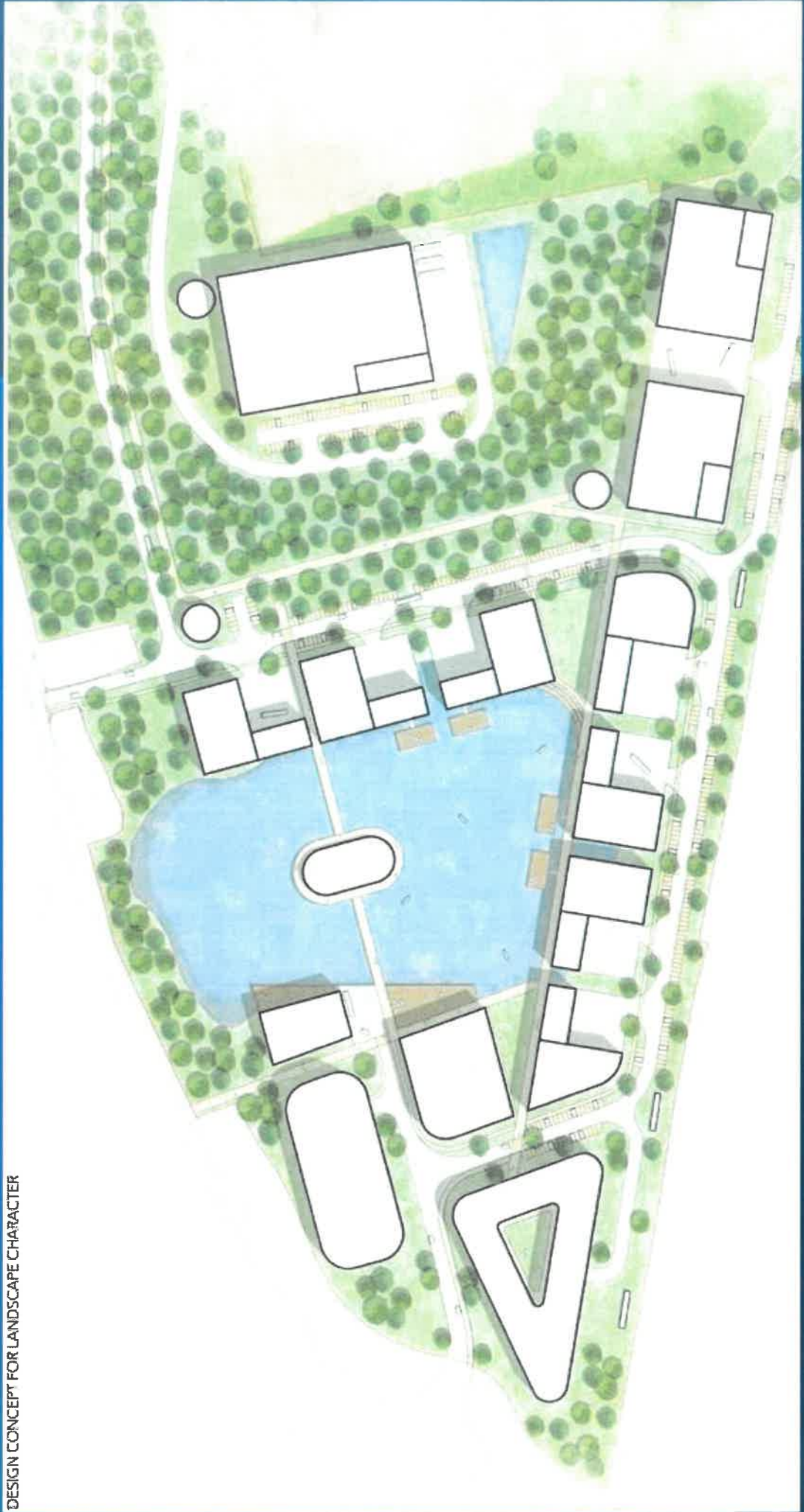


Key Design Objectives

- **65,000 m2 Building Area including**
 - Offices
 - Laboratories
 - High grade manufacturing
 - Energy and innovation centre
 - Café, gym and meeting rooms
- **Transport Hub**
- **Public Open Space including walking/cycling routes**
- **SuDs and water circularity**
- **Biodiversity and Ecological Enhancement**



DESIGN CONCEPT FOR LANDSCAPE CHARACTER



Outline Planning apart from Access and Scale

- **Comprehensive Application with detailed assessments on;**
 - **Transport**
 - **Air Quality**
 - **Landscape**
 - **Heritage**
 - **Drainage**
 - **Ecology**
 - **Trees**
 - **Glint and Glare**
 - **Contamination Risk**
 - **Energy**
 - **Economic Benefit**

The Planning and Development Process

- Planning Performance Agreement with Fenland District Council.
 - Enables seamless communication with Planning Officers
 - Identify issues raised by Consultees quickly and resolve
 - Agreed timetable
- Engaged with FDC Economic Devt Team and CPCA International Trade, Investment and Innovation Team
- In discussions with educational bodies

PSTP

Whittlesey Town Council

Thank you

Q&A

