

WHITTLESEY TOWN COUNCIL – Planning Committee

Minutes of the Planning meeting held on Monday 17th February 2025 7.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY.

Present: Cllr Miscandlon, Bibb, Dickinson, Laws, Nawaz

Officer in Attendance: Sue Piergianni – Town Clerk & RFO

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

P08/2025. To receive apologies for absence from members.

Cllr Wainwright, Arman, Singh-Gill (all personal)

P09/2025. To receive the minutes from the Planning Committee held on Monday 3rd February 2025.

The draft minutes are still being reviewed by the Chair.

P10/2025. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and nonpecuniary interests in relation to any agenda item.

Cllr Mrs Laws – Portfolio Holder for Planning at FDC but is a registered member of Whittlesey Town Council Planning Committee.

P11/2025. Public Forum (Time allowed 15 Minutes)

5 Members of the public were present.

P12/2025. To consider planning applications received from FDC and CCC.

F/YR24/0827/O - Erect up to 200 dwellings (including affordable housing and self-build/custom dwellings), 2.3 ha of safeguarded land for primary education, public open space, landscaping, children's play area, sustainable drainage infrastructure, the formation of 2 x vehicular accesses and all other associated infrastructure (outline application with matters committed in respect of access) at Land East Of 61 March Road Coates Cambridgeshire. Revised proposals have been received in respect of the above.

The revision is: The following additional and revised information has been received: - A revised Planning Application Form. - A revised Site Location Plan (drawing no. P23- 1100_DE_008_E_01), containing a revised application site boundary. - A revised Existing Site Plan (drawing no. P23-1100_DE_008_B_23), containing a revised application site boundary. - A revised Indicative Framework Plan (drawing no. P23-1100_DE_008_M_03), containing a revised application site boundary. - A response to Cambridgeshire County Council Transport Assessment Team's consultation response (Document reference: ADC3291-RP-D Version 2). - A revised Design and Access Statement (Document reference: P23-1100-GOO1D) Assessment & Drainage Strategy (and three appendices' documents)

The Town Council recommend refusal of this application and make comment as follows.

Fenland Local Plan LP12: If a proposal within or on the edge of a village would, in combination with other development built since April 2011 and committed to be built (i.e. with planning permission), (i) increase the number of dwellings in the village by 10% or more (or 15% for Growth villages); or (ii) for non-dwellings, have a floorspace of 1,000sq m or more or have an operational area (including, for example, parking and storage spaces) of 0.5ha or more, then the proposal should have demonstrable evidence of clear local community support for the scheme (with such support generated via a thorough and proportionate pre-application community consultation exercise or a Neighbourhood Plan exercise). If, despite a thorough and proportionate pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council.

Fenland Local Plan Vision Statement: "Growth in homes and jobs will be closely linked to each other, with new infrastructure such as schools, roads, health facilities and open space provision planned and provided at the same time as the new buildings."

Whittlesey Neighbourhood Plan: P1(f). Development proposals adjoining the built area of Whittlesey, Coates and Eastrea should demonstrate that the development will: i. Reduce the causes and impacts of flooding, minimise flood risk and be resilient to flooding, in accordance with national and strategic policies for flooding; ii. Be designed to minimise visual impacts upon the landscape; and iii. Be supported by necessary infrastructure and facilities.

The 2016 Housing Needs Analysis (para 3.3) estimates the NEED for housing in the Neighbourhood Plan Area in four different ways. The largest of these estimates is 1,948 houses in the WNP area between 2017 and 2031. Since houses already built or approved come to more than this, the need for this development is not established."

The Town Council would also advise that Coates residents experiencing effluent and surface water issues which require tankers on site to pump away, Anglian Water are unable to manage the current demand.

F/YR25/0065/F - Erect a part two storey/part single storey rear extension to existing dwelling at 77. Red Barn Turves Peterborough Cambridgeshire PE7 2DZ

The Town Council have no objection and therefore recommend approval.

F/YR25/0078/F - Erect 2x dwellings (self-build/custom build) involving demolition of existing dwelling and outbuilding and alterations to existing access at 17 Priors Road, Whittlesey Peterborough Cambridgeshire PE7 1JR.

The Town Council recommend approval of this application but have the following concerns overlooking the neighbouring property, no report present from CCC Highways, concerns over the splay and geometry of the access.

F/YR25/0096/RM - Reserved matters application of the approval of layout, scale, appearance and landscaping for 175 dwellings pursuant to Outline Planning Application. F/YR23/0245/O at Land South Of 250 Drybread Road Whittlesey Cambridgeshire

The Town Council are aware that outline planning has been approved, however area concerned that the area in question is prone to surface water issues and would ask that a report from IDB is obtained, and a robust drainage plan is put in place.

CCC/25/006/VAR - Section 73A planning application to continue the importation of controlled inert wastes for the buttressing, stabilisation, and restoration of a former mineral extraction face together with an associated waste reception area. Informative: Section 73 planning application to vary conditions five & 6 (Temporary Duration of Permission) of planning permission CCC/22/092/VAR to amend the timescale for restoration - New Saxon Works, Peterborough Road, Whittlesey, Peterborough, Cambridgeshire, PE7 1PD

The Town Council would request that results from dust, odour and noise monitoring must be made available to the public. The Town Council would also request that hours of operation are Monday – Friday 8 – 5pm, Saturday 8 – 1pm, no working on Saturday afternoons, Sundays, or Bank Holidays.

Additional Information

There was no additional information.

P13/2025. Date of next meeting: Monday 3rd March 2025

Meeting Closed: 20:34


Cllr Alex Miscandlon
Chair
Planning Committee