

WHITTLESEY TOWN COUNCIL – Planning Committee

Minutes of the meeting held on Monday 3rd February 2025 at 6.30pm at Peel House, 8 Queen Street, Whittlesey PE7 1AY

Present: Cllr Miscandlon, Wainwright, Nawaz, Bibb, Singh-Gill, Laws.

Officer in Attendance: Sue Piergianni – Town Clerk & RFO

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

P01/2025. To receive apologies for absence from members.

Cllr Arman (Personal), No apologies were received from Cllr Dickinson.

P02/2025. To receive the minutes from the Planning Committee held on Monday 2nd December 2025.

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

P03/2025. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and non pecuniary interests in relation to any agenda item.

F/YR23/0156/F – Cllr Wainwright declared a pecuniary interest as his property borders the site of the proposed development.

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

P04/2025 - Updates from George Wilkinson – Senior Planner – Allison Homes East – Drybread Road.

The presentation from Allison Homes is attached and the Q & A is detailed below:

Timeline – The reserved matters application will be submitted, once validated there is a 21 day consultation period, they would expect reserve matters approval in spring, construction starting in summer 2025 first completion this time next year (2026)

Archaeology -they would welcome interest from the schools, however it is difficult to take children to site due to the machinery, but would hope to visit schools with any finds, they will also keep the public informed

Park Area – FDC & WTC do not wish to manage, this will be given to a management company which will be covered by the S106 funds. .

Bungalows can be made wheelchair accessible but are not fully suitable for all disabilities. FDC currently has no policy requiring developers to include these on site. Members were informed that the four ground floor apartments will have disability adaptations.

Cllr Nawaz inquired about the availability of education and GP spaces, noting that GPs are already over-subscribed. Mr. Wilkinson responded that these issues were assessed during the outline planning, which has been approved, and s106 contributions have been agreed upon.

Passing places – Members were advised there will be 4 on both the Northern and Southern side. However CCC may require more or less and this is yet to be agreed under the Section 278 agreement.

Mr. Wilkinson advised that Anglian Water has confirmed they have adequate capacity to accommodate the additional waste, and that surface water management is provided through the large attenuation pond and swales located around the site.

P05/2025. Public Forum (Time allowed 15 Minutes)

7 members of the public were present.

Mr Eamonn Dorling

Presented the following as a member of the public with his objective being of message: To achieve compliance with the Ecological Impact Assessment Report (EIAR) appertaining to Planning application F/YR23/0101/F

Three Issues:

1. Seven redactions appear in the Ecological Impact Assessment Report January 2025 by Greenwillows Associates Ltd.

These appear on pages: 36, 45, 48, 50/51, 54, 80 and 104 (there is another that he would like to know whether these have been made by the authors or the developer and establish what has been redacted.

1. The executive summary table One pages 7, 8, 9 recommends mitigation to avoid impact on Birds, Bats, Great Crested Newts, Reptiles, Hedgehogs. It goes on the recommend applying the recommendations set out in section 7 (Impact Assessment, Conclusions and Recommendations – commencing page 46). He would like reassurance that these recommendations will be complied with.
2. Maintenance of the area North of the development area is adjacent to the area named QEII Platinum Jubilee Wood that is managed by Whittlesey Town Council via a volunteer group Friends of Platinum Wood that has been enhanced for the community to enjoy. The area has been allowed to grow wild and has in incomplete fence.

A tree from the area described above fell into Platinum Wood approximately five years ago taking out Hazel and Willow trees that were part of the original planning in 2012/2013. The only action taken by the landowner was the attachment of some wire to an inadequate dead tree but the fallen tree was not extracted. Within the field remains a similar dead tree laying at a similar angle. It has not been attended to.

Within Platinum Wood is an area of additional tree planting (2022, 2023 and 2024) including a community orchard, a pollination area, a community herb garden and wildflower seeding. It would assist the development of a five-year plan for Platinum Wood to understand what planting and maintenance of the field referred to in the planning application to establish how it dovetails the recommendations set out in the EIAR.

In summary: As assurance that all the recommendations set out on the EIAR and clarification of the concerns expressed above. To achieve compliance with the Ecological Impact Assessment Report (EIAR) appertaining to Planning application F/YR23/0101/F

Mr Barry Wainwright

A Planning Committee meeting of Whittlesey Town Council on January 6th was abandoned due to insufficient attendance, with only two of the seven committee members present. Apologies were received from one member, while no apologies were noted from the remaining four at the time. This situation led to concerns about committee attendance and its impact on council functions.

A subsequent social media post highlighted the issue, generating public discussion. At a full council meeting on January 23rd, concerns were raised about alleged inaccuracies in the post, particularly regarding councillors' apologies. It was later clarified that Councillor Singh-Gill had sent an apology via email, though it was not forwarded correctly. Acknowledging this, an apology was issued to him.

Uncertainty remains regarding other councillors' attempts to notify absences, with some not providing any record of apologies. Broader concerns were also expressed about attendance levels among committee members, emphasizing the importance of consistent participation in council duties.

P06/2025. To consider planning applications received from FDC and CCC.

F/YR23/0101/F - Erect 26 x dwellings (7 x single-storey 2-bed, 10 x 2-storey 3-bed and 9 x 2-storey 4-bed) including the construction of a new access road and associated infrastructure to include demolition of no 158 residential dwelling and garage of 160 and outbuilding at Land North Of 156 - 158 Stonald Road Whittlesey Cambridgeshire (Revised Proposals) The revision is: Amended plans (including some plot changes) and updated/additional information in respect of drainage; ecology & viability.

The Town Council recommend approval of this application but wish to ensure all the details in the amended plans are adhered to especially the drainage, ecology and viability study.

F/YR23/0156/F - Erect 5 x dwellings (2 x single-storey 3-bed and 3 x single-storey 4-bed), with associated garages, parking and landscaping, involving the demolition of existing shed, and insert roof light to north roof slope of 40 Wype Road at Land South Of 6 - 20 Wype Road Eastrea Cambridgeshire (Revised proposals) The revision is: Access between No38 and No40 Wype road narrowed and permeable tarmac proposed in place of block paving, 1m high wall proposed to front of No40; further details of acoustic fence submitted; tracking provided for entire access; revised permeable areas plan submitted.

The Town Council recommend refusal of this application due to the unsuitable access to the site for all emergency vehicles as street parking with make the access unsuitable, they would also comment that the location of the access is dangerous.

F/YR24/0827/O - Erect up to 200 dwellings (including affordable housing and self-build/custom dwellings), 2.3ha 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) The revision is: The Following additional drainage information has been received on 13/01/2025: - Response to Lead Local Flood Authority - Flood Risk 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 4 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 considerably 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/YR24/0954/F - Change of use of existing detached building for hairdressing business (part retrospective) at 40 Burnthouse Road Turves Peterborough Cambridgeshire PE7 2DP.

The Town Council recommend refusal in line with the District Engineers report sighting PCP's in beauty products having adverse effect on water treatment works. Site is in Flood Zone 3 area.

Additional neighbour objections relate to ownership, proximity to wildlife, inaccuracies in application, lack of connection to the main sewage system and potential inorganic waste issues

F/YR24/0985/F - Change of use of existing dwelling to mixed use to include erection of a single storey detached building for the use as a hair salon business and erect a Porch to front of existing dwelling (Part retrospective) at 42 Feldale Place Whittlesey Peterborough Cambridgeshire PE7 1YA (Revised Proposals)
The revision is: Amended porch design

The Town Council have no objection and therefore recommend approval

F/YR24/1003/F - Convert existing detached domestic garage to an annex, ancillary to existing dwelling at 2 Hemmerley Drive Whittlesey Peterborough Cambridgeshire PE7 1NE

The Town Council recommends approval but requests that the annexe is tied to the main property and cannot be sold separately.

F/YR25/0020/F - Conversion of barn to form 1 x dwelling at 144 Glassmoor Bank Whittlesey Peterborough Cambridgeshire PE7 2LT

The Town Council have no objection and therefore recommend approval

F/YR25/0035/F - Change of use from bus depot to MOT centre (including servicing and repair of vehicles) at 6 Low Cross Whittlesey Peterborough Cambridgeshire PE7 1HW

The Town Council recommends approval but would stipulate the hours: Monday to Friday 8:00-17:30, Saturday 8:00-13:00, no Sundays or bank holidays. This condition applies to the current owner and future ones.

F/YR25/0037/F - Construction of a rifle practice range to existing gun shop, including the erection of 2 x canopied areas at Whittlesey Gun Shop Station Road Whittlesey Peterborough Cambridgeshire PE7 2EY.

The Town Council has no objection and therefore recommends approval, provided that only blank ammunition is used and not live ammunition.

F/YR25/0039/F - Erect a detached garage to front of existing dwelling at 114 Stonald Road Whittlesey Peterborough Cambridgeshire PE7 1QW

The Town Council recommends refusal due to a breach of LP16 and failure to align with the street's linear pattern.

F/YR25/0050/F - Erection of single-storey extension to front of existing garage at 16 Northgate Close Whittlesey Peterborough Cambridgeshire PE7 1RB

The Town Council has no objection and recommends approval.

CCC/24/078/FUL – 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 – New Saxon Works, Peterborough Road, Whittlesey, PE7 1PD – Additional information has been submitted on 10th 16th 20th January relating to surface water pumping, routing agreements, access to the site and a dust management plan.

WTC previously commented asking for controls:

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.

Dust Management Plan only makes mention of “Visual Monitoring” for dust and “An Air Quality Monitoring Station is present in the site providing 24 hour monitoring.” – no commitment to monitoring off-site or reporting the results.

CCC Public Health have concerns about dust management and cumulative impact of three planning applications.

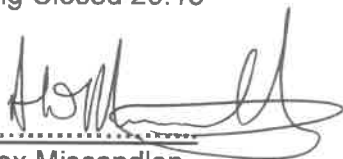
Transport plan still has exceptions of ‘local collection’ and “shall not apply for any period during which the Approved Route is temporarily physically obstructed or closed to HCVs or otherwise not available due to emergency or other factors beyond the control of the operator”.

WTC points have NOT been addressed in this latest issue.

Additional Information

P07/2025. Date of next meeting: Monday 17th February 2025

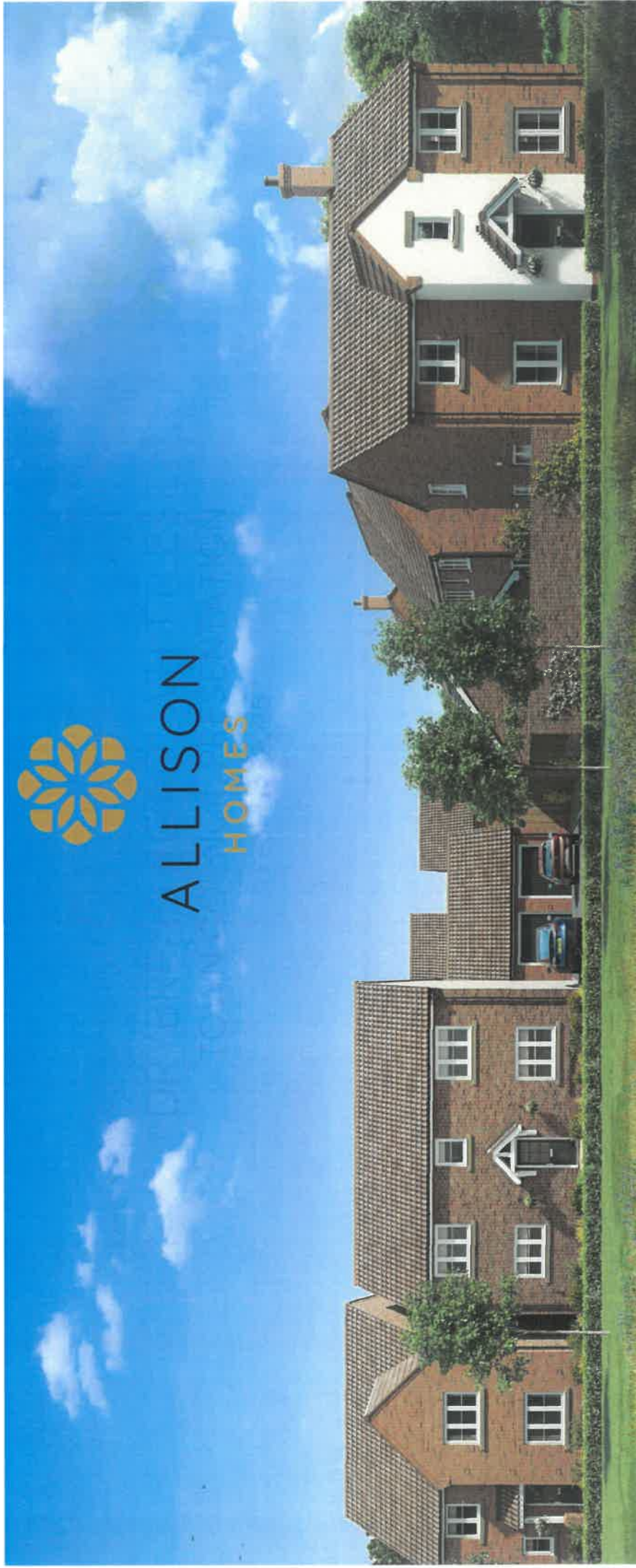
Meeting Closed 20.15



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Cllr Alex Miscandlon
Chairman
Planning Committee



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DRYBREAD ROAD, WHITTLESEY TOWN COUNCIL PRESENTATION

February 2025



ABOUT ALLISON HOMES

Allison Homes is an established and respected housebuilder operating successfully over 30 years. Award-winning developments across the country have quickly grown into thriving communities attracting local buyers and those from further afield

Current active projects local to Whittlesey include:

- Whittlesey Green Phase 4- 130 homes
- Abbey Park, Thorney- 68 homes
- Cranbrook Grange, Somersham- 131 homes

Coming soon developments in Eye, Sawtry, March and Market Deeping



Whittlesey Green



LOCATION

Location:

The site is located to the north-east of Whittlesey.
It is approximately 8.1 hectares of agricultural land
Resolution to grant outline planning permission for 175 homes (access considered)



WHAT THE OUTLINE SECURES



Resolution to grant for up to 175 dwellings, mix of houses with 20% affordable.



Access secured from Drybread Road, with an extension of 3m footway/cycleway to entrance. Provision of passing places. Emergency access.



Approx. 2/3rds of the southern area of the site as identified for housing, with peripheral landscape buffers.



The remaining northern third of the site consists of an area of Public Open Space of approximately 3.6 hectares with a NEAP, and an attenuation basin to manage surface water run-off.



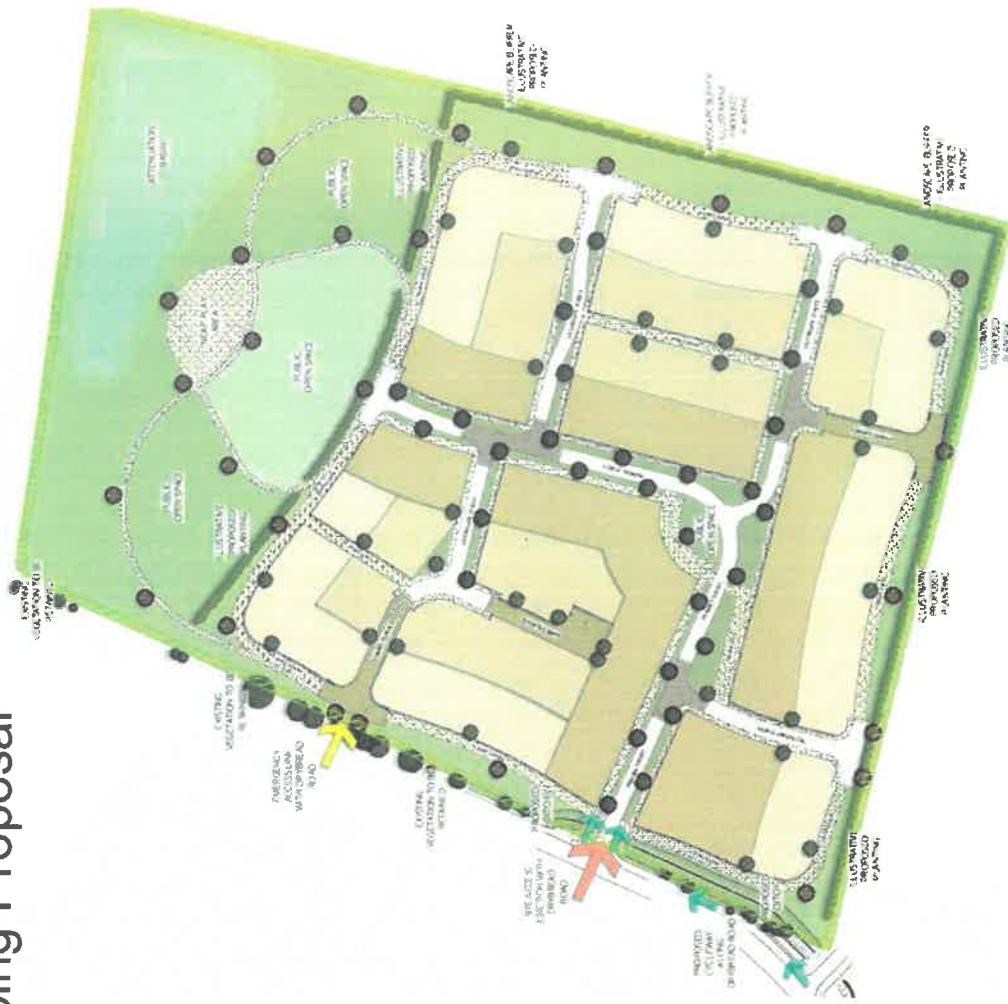
The Reserved Matters will include detailed matters of the layout, scale, appearance and landscaping.



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Indicative Street Scenes from Allison Homes development:
Whittlesey Green



RESERVED MATTERS PROPOSAL



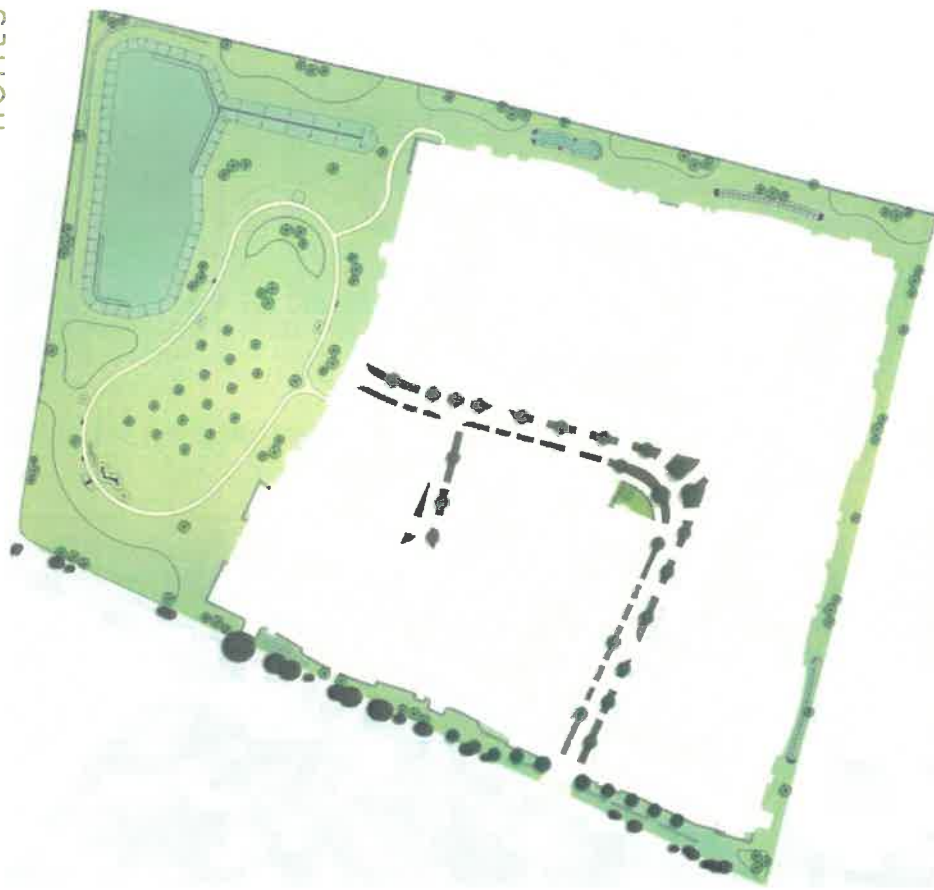


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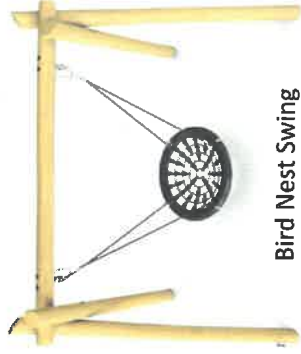
RESERVED MATTERS LANDSCAPING PROPOSALS

Consisting of:

- A total of 143 trees to be planted
- Featuring a Community Orchard planted with 6 Annie Elizabeth apple trees, 5 Bramley Apple trees and 5 pear trees
- 1km circular walking route of hoggan path
- 7 pieces of Trim Trail equipment
- 505.99 metres of species rich native hedgerow, and 917.63 metres of single species hedgerow
- An area of 4428.1m² of species rich native scrub
- 947.85m² of shrubs to be planted
- Planting totalling 15,924



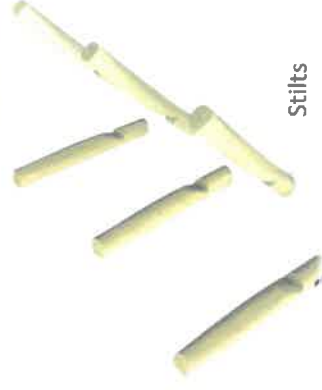
TRIM TRAIL EQUIPMENT



Bird Nest Swing



Sit Up Bench Robinia



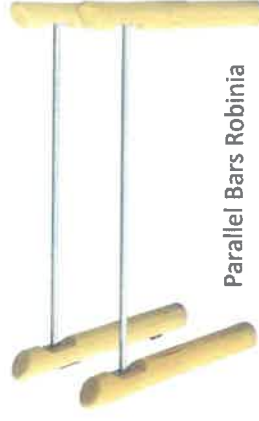
Stilts



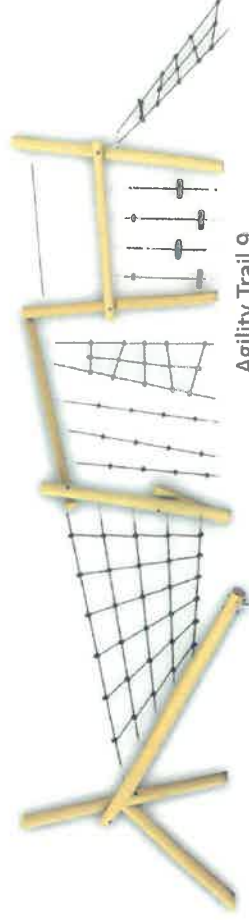
Balance Beam Robinia



Dip Bench Robinia

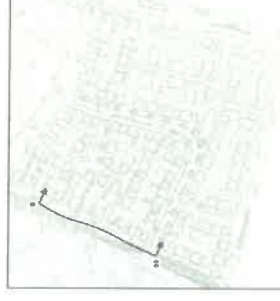
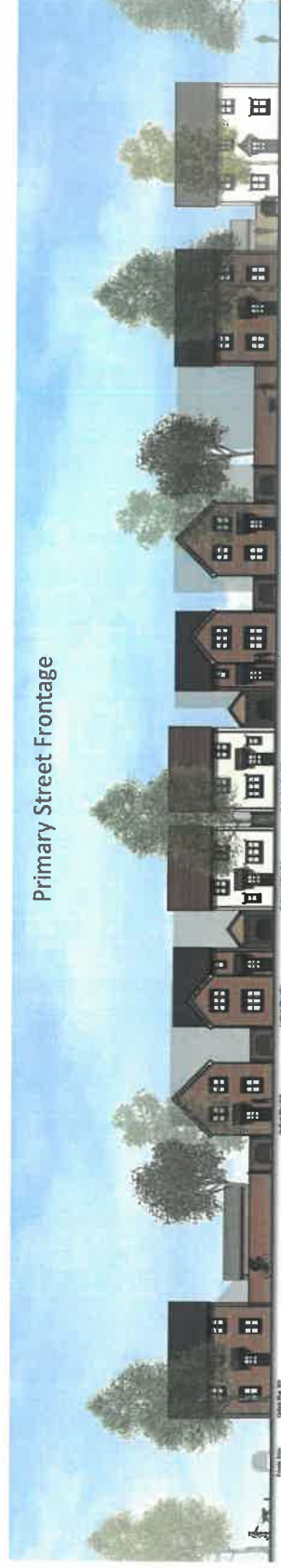


Parallel Bars Robinia



Agility Trail 9

CHARACTER & APPEARANCE



HOUSING MIXES

The housing mix is as follows:

- 1 bed – 4
- 2 bed – 30
- 3 bed – 98
- 4 bed – 43

This mix has been influenced by local marked demand and information acquired from a local planning officer.

Of this mix 5% are bungalows located along Drybread road, seen on the indicative street scene in the previous slide.

The mix also includes affordable housing, the mix, type, and the tenure split is as shown in the two tables on this slide.



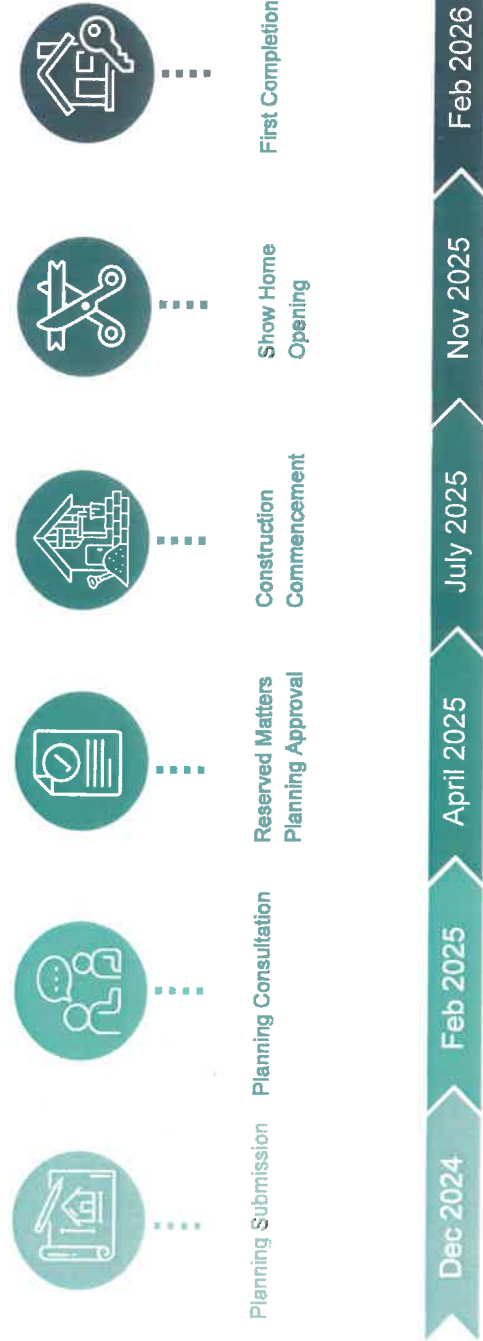
Housing Mix		
Bed	Market	Affordable
1 bed	0%	11%
2 bed	12%	37%
3 bed	60%	40%
4+ bed	27%	11%
Total	100%	100%

Affordable Tenures		
Bed	Shared Ownership	Rented
1 bed	0%	16%
2 bed	45%	33%
3 bed	54%	33%
4+ bed	0%	16%
Total	100%	100%



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TIMELINE



Thank You
Any questions?



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