

Whittlesey Town Council

Planning Committee

Minutes from the meeting of the Planning Meeting held on Wednesday 7th February 2018 at Grosvenor House, Grosvenor Road, Whittlesey.

Present: Cllr Mrs Jolley, Butcher, Whitwell, Mrs Windle, Miscandlon

Officer in Attendance

Mrs Sue Piergianni – Town Clerk & RFO

Recording

DS250.ds2

P08/18. To receive apologies for absence from members.

Cllr Mrs Mayor, Laws & Bristow (personal)

P09/18. To confirm and sign minutes from the last meeting of the Planning Committee held on the 15th January 2018.

Ratified: The Minutes were approved and signed.

P10/18. Declaration of member's interests.

Councillor Miscandlon as member of FDC Planning Committee advised that should Planning applications be discussed he may comment but reserve the right to change his mind should more information become available later.

P11/08. Public Forum.

To allow members of the public to address the Council. Time allowed 15 mins total.

2 members of the public present.

P12/18. To consider Planning Applications received from FDC for comments including: - Questions for every planning application – Does it meet the criteria of the Cambridgeshire Fire and Rescue Service, building safe and designing out fire.

F/YR17/0507/0 – Erection of up to 60 dwellings (outline with matters committed in respect of access only) at Land South East of 208 Coates Road, Coates – Revised Proposals – Revision is: Transport Statement Revised FRA and Drainage Strategy Biodiversity Enhancement Plan, Ecological Impact Assessment, Invertebrates Habitats Assessment Amended Heritage Statement revised illustrative Site Plan

Coates is limited growth village as detailed in LP3, small village dwellings are encouraged. Coates is now over the threshold this development would put them 100% over the threshold. Coates village school cannot cope with any additional pupils. Cllr Bristow suggested a highways study between 7.30 and 9.00 in the morning and between 3.30 and 5.30 in the afternoon.

Cllr Bristow proposed refusal seconded Cllr Mrs Mayor unanimous vote in favour of refusal on the following grounds.

- Does not meet LP 3 or LP12
- Education facilities within the village cannot cope with a large extension of houses.
- Highways issues – traffic congestion at times during the day
- The Conservation Officer requires a detailed heritage statement for the design and access and this has not been completed.
- The residents supported / objected there is insufficient information to say it has been fully supported by the village.
- A new Zebra crossing will be inappropriate.

F/YR17/1062/F – Erection of 4 x 2 storey 3 bed dwelling with attached garages and erection of a 2.0m (max height) boundary wall involving the demolition of existing outbuildings at Land South East of 70 Fieldside, Coates – Revised Proposals: Amended floorplans/elevations and site layout.

The Town Council have no objection and therefore recommend approval.

F/YR17/1100/A – Display of 1 internally illuminated fascia sign and 1 externally illuminated double-sided hanging sign at 23 High Causeway, Whittlesey – Revised Proposals – Revised Scheme

The Town Council have no objection and therefore recommend approval.

F/YR17/1210/O – Erection of a single storey extension to front of existing dwelling with render finish to extension and existing gable at 5 Cross Road, Whittlesey – Revised Proposals: Proposed finish of Cedar cladding to be replaced with render finish and proposed flat roof to be replaced with a pitched roof.

The Town Council have no objection and therefore recommend approval.

F/YR17/1231/VOC – Removal or variation of conditions of planning permission F/YR\15/0134/O (Hybrid application: Outline application for the erection of 220 dwellings (max) with access, public open space and associated works/infrastructure. Full application for the engineering works associated with the formation of the vehicular access road off B1040 East Delph) at Land North of Whittlesey East of East Delph, Whittlesey.

Cllr Butcher declared an interest in this part of the application as it crosses land owned by the Whittlesey Charities and he is a trustee on the Whittlesey Charities.

This Variation of Conditions Application proposes that fundamental changes be made to the Outline Planning consent already granted for this site. Those changes would so significantly alter what has already been agreed that public confidence in the integrity of the Planning Process would be best protected by subjecting this application to the full rigour of challenge and debate at a meeting of the Planning Committee.

It is well known that this site, bordering Whittlesey Washes and containing significant areas below the 5 metre AOD level, has potential flooding problems, and poses a potential additional flooding risk to other established properties in the northernmost parts of Whittlesey. That was why such detailed consideration was given at the outline permission stage to drainage issues. By the applicant's own admission, more than four hectares of land will become impermeable through development of the site. It is vitally important that the representations made by our Internal Drainage Boards are carefully considered when determining applications in flood-sensitive areas. The fact that the North Level District Internal Drainage Board has lodged an objection to this VOC application, describing the proposed changes to drainage provision as "folly", must set alarm bells ringing about the appropriateness of that proposed change and the sustainability of the whole site's development if that change were accepted.

The proposed variation of condition which would give the developer the right not to open the B1040 junction into the site for many years creates a really serious problem. The Teal Road entrance to the site was never designated as the main access road for this development. That was because access via Teal Road is through a residential area with narrow roads and in close proximity to a well-known local traffic issue at Alderman Jacobs School, which is already the causes of considerable local traffic disruption every school day. To amend the Outline permission already granted so that access via the B1040 would not be required to be provided for many years would force all construction traffic, and all residential traffic to and from the new development in the first few years, onto roads in the Birds Estate which are wholly unsuitable for that level of use.

The Town Council recommend refusal of this part of the application but recommend approval for the Engineering side of the application.

F/YR18/0009/A – Display of 3no externally illuminated fascia signs; 1 no non-illuminated fascia sign and 1no externally illuminated hanging sign at 1 Market Place Whittlesey.

The Town Council have no objection and therefore recommend approval.

F/YR18/0009/A – Display of 3no externally illuminated fascia signs; 1 no non-illuminated fascia sign and 1no externally illuminated hanging sign at 1 Market Place Whittlesey. Revised Plans : revision is ‘Details of the fascia and hanging sign revised’

The Town Council have no objection and therefore recommend approval.

F/YR18/0014/TRCA – Fell 1no Cherry Tree within a Conservation Area at Holy Trinity Church, North Green, Coates.

The Town Council have no objection and therefore recommend approval.

F/YR18/0015/F – Erection of a convenience store retail unit and 3 x 2 storey 3 bed dwellings and erection of 1.8 metre (max Height) boundary wall, involving the formation of new accesses and the demolition of existing buildings with a conservation area at Land North and West of 3-5 Low Cross, Whittlesey.

The Town Council have no objection and therefore recommend approval, however would like to ensure that the mud wall that borders the site and is listed be retained and kept in good condition,

F/YR18/0018/VOC – Variation of condition 12 (imposition of a condition listing approved plans) relating to planning permission F/YR17/0711/F - (Erection of a 3 storey Extra Care Housing Scheme comprising of 13 x 2 bed and 47 x 1 bed; communal facilities (lounge, bistro, laundry, beauty room, scooter and cycle stores etc); offices and external works) – reduction in building size and amendments to roof; elevations, balconies, door and windows, and landscaping at Land North of Sorrel Avenue, Whittlesey.

The Town Council have no objection and therefore recommend approval.

F/YR18/0027/F – Erection of a single storey 3 bed dwelling and detached single garage at Land South of 196 Coates Road, fronting Halcyon Drive, Coates.

Cllr Butcher declared a personal interest as this is a neighbouring property.

The Town Council have no objection and therefore recommend approval

F/YR18/0050/F – Erection of 2 x 2 storey dwellings with garages comprising of 3 beds and 4 bed dwellings (plots 1 and 2 only) and 2.0-metre-high (max) boundary wall and 2.0-metre-high (max) entrance gates to plots 3 – 12 at Land North West of 162 Coates Road, Coates.

The Town Council have no objection and therefore recommend approval.

F/YR18/0052/O – Erection of up to 2no, dwellings (outline application with all matters reserved) at Land South of 464 March Road, Turves.

The Town Council recommend refusal on the grounds of unsuitable back land development and access road to site as detailed in CCC highways response

F/YR18/0058/F – Erection of 2 storey rear/side and single storey side extensions to existing dwelling involving demolition of existing extension at 185 Coates Road, Coates.

The Town Council have no objection and therefore recommend approval.

F/YR18/0059/F – Erection of a first storey side extension to existing dwelling and alterations to include timber cladding to exterior walls at 70 Wisbech Road, Coates

The Town Council have no objection and therefore recommend approval.

F/YR18/0069/F – Conversion of existing store to 1 bed annexe ancillary to the main dwelling at 2 Gracious Street, Whittlesey

The Town Council have no objection and therefore recommend approval.

F/YR18/0072/F – Erection of a single storey extension to existing dwelling involving demolition of existing single storey elements at 85 Windmill Street, Whittlesey

The Town Council have no objection and therefore recommend approval.

F/YR18/0076/F – Erection of a 2 storey rear extension to existing dwelling involving demolition of existing 2 storey at 9 Gracious Street, Whittlesey.

The Town Council have no objection and therefore recommend approval.

P13/18 – Additional agenda items & Information

APP/DO515/W/17/3190527 – Land South of 72 Fieldside Coates, Cambs – Erection of up to 2 x dwellings (outline application with all matters reserved. F/YR17/0085/0.

P14/18 Date of next meeting Monday 19th February 2018

Meeting Closed: 20:35



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Cllr Mrs Rita Jolley
Chairman
Planning Committee

