PLANNING MINUTES

Minutes of the Planning Meeting on Friday 23rd September at 2.00pm at Grosvenor House, Grosvenor Road, Whittlesey

Present: Cllr Mrs Jolley, Butcher, Whitwell, Mrs Windle, Mrs Mayor, Bristow, Mrs Laws

Officer in Attendance: Mrs Sue Piergianni – Town Clerk / RFO

Recording: DS250081.DS2

P83/16 To receive apologies from absent Members.

There were no apologies

P84/16 To confirm and sign the Minutes from the last meeting of the Planning Committee held on Friday 9th September 2016

Ratified: The Minutes were approved.

P85//16 Declaration of Members Interests

Councillors Mrs Laws as a member of FDC Planning Committee advised that should Planning applications be discussed she may comment, but reserves the right to change her mind should more information become available at a later date.

Cllr Boden to speak on application F/YR16/ 0753/0, but will not vote on the application.

P86/16 Public Forum.
To allow any member of the public to address the council. Time allowed 15 minutes total.

Mr Gerstner - Whittlesey
He has been advised by various members of the public who are very concerned about non delivery of planning applications that have been approved, but have not been built and developers are land banking.

Brent Warner – Postland Developments.
F/YR16/0746/O – Mr Warner advised members that the scheme was a small village like scheme, sensitive to Coates keeping character within the buildings, it would be a high quality development, attract families, predominately 3 beds with a few larger properties. The site would have a pond and green areas, beautifully landscaped, the developer would offer purchasers the opportunity to specify feature. It is village scheme which is the preference of the land owners. It will be call Minuet Village, it may not mean the road name will be Minuet.

P87/16 – Presentation by Gareth Edwards on behalf of Adam Cobb – Planning Agreement in Turves. – (Mr Edwards will also advise members of another application that falls under March Town Council, however it has been suggested that any contribution should be agreed with WTC as we have the facilities that could benefit from the contribution. Members were advised that this application is a single infill plot, the developer has had to withdraw the application until the acceptance test is provided.

The previous application for land West of 450 March Road, Turves was approved by Whittlesey Town Council, but refused by Fenland. The new application will be for 2 houses to the rear of the site and four to the front. Mr Edwards advised members that the application will be submitted once WTC have suggested what they would like the S106 contribution to be allocated to. Members were not aware that they could influence the S106 prior to submission of the application. Mr Edwards advised that the policy at FDC meant that applications that would generate S106 contributions should be discussed with the relevant town council prior to submission of the application.
Members agreed to defer any decision on this and gain clarification from FDC regarding the arrangement to agree the S106 before planning applications are submitted to FDC. Mr Edwards agreed to send the information that he has regarding this to the Clerk. Email the Chief Planning Officer at FDC to clarify this information.

P88/16 – Presentation by Mr Struan Power – Strategic Land and Planning Manager – Taylor Wimpey regarding Land to the South of Eastrea Road, Whittlesey

The site will be taken forward by the Taylor Wimpey’s strategic team, the new applications will be submitted as outline, there were issues with previous application over the S106 education.

Total amount on the proposed outline application for 169 dwellings.

Cllr Mrs Laws – observed that the previous consultation report from WTC was very clear on the total of properties they wanted to see on this site. Also on the boundary that boarders Bellmans Estate, the majority of properties on this boundary are bungalows and there would be overlooking issues. Any social housing must be spread within the site and not built on block.

Mr Power advised that there will be no access through to Bellmans Estate from the new development.

Cllr Bristow would not agree to a drive through, but a walk through would be preferable as it would encompass the safer walk to school’s route.

Cllr Mrs Laws advised bungalows backing onto bungalows would be preferable.

Mr Power advised the due to the nature of the land, the foundations would have to be piled. Cllr Mrs Laws and Mrs Mayor were invited to a new site where they were using CFA piling, this caused no disturbance to local residents and Cllr Mrs Mayor and Mrs Laws requested they investigate this if they need to pile the foundations.

Cllr Bristow advised that the primary schools and reception classes are at full capacity in Whittlesey, therefore education contributions would be welcome.

Mr Power advised they wished to submit outline within the next two to three weeks, if this is approved, Full will be obtained and should be approved January / February 2017, they could then move onto the next stage.

P89/16 To consider planning applications received from Fenland District Council for comment, including:

- Question for every planning application - Does it meet the criteria of Cambridgeshire Fire and Rescue Service, Building Safe and Designing out Fire.

F/YR16/0716/F – Erection of an attached garage to side and a porch canopy to front of existing dwelling – The Pines, 41 Burnthouse Road, Turves.
The Town Council have no objection and therefore recommend approval.

F/YR16/0718/F – Erection of a 2 storey 4 bed workplace home with attached double garage involving demolition of existing storage buildings – Land South of 200 Coates Road, Coates.
The Application has been withdrawn.

F/YR16/0734/F – Erection Of a block of 2 retail units (A1) and a car wash unit (sui-generis) with 4 x 1 bed flats above involving the demolition of existing buildings – 3 West Delph, Whittlesey.
The Town Council recommend refusal due to over intensification of site and highways issues, this being the convergence of three roads into one.

F/YR16/0746/O – Erection of 16 x 2/3 storey dwelling comprising of 4 x 2 bed with parking, 3 x 3 bed, 6 x 4 bed, 2 x 5 bed and 1 x 6 bed with garages (outline application with matter

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committed in respect of access, appearance, layout and scale) – Land North West of 162
Coates Road, Coates.
The Town Council have no objections and therefore recommend approval, however they were
concerned about the increase in the number of dwellings on the site.
F/YR16/0749/F – Erection of a 2 storey 4 bed dwelling with detached double garage including
2nd floor workspace – Plot 5, Land North West of 47 March Road, Coates
The Town Council have no objection and therefore recommend approval.
F/YR16/0753/0 - Erection of 2x dwellings (max) (outline with matters committed in respect of
access only) – Land North East of The Ivy Leaf Club, Gracious Street, Whittlesey.
Cllr Boden advised that a few years ago the Ivy Leaf Car park was reduced due to the building of
four properties on the car park, facing Whitmore Street but accessed via the Ivy Leaf car park the
previous development would leave 47 spaces, which has now been proved are not enough. The
new application will not only reduce parking in the Ivy Leaf, also the two new properties will access
onto Gracious Street therefore reducing on street parking. There are also visibility issues when
pedestrians exit from Old Crown Lane. Members also expressed concern about the impact on the
Conservation area. CCC highways have identified various problems and the matter is deferred for
additional information (this would mean a seven week consultation to see if the car park is fully
used)
The Town Council recommend refusal of this application on the above grounds.
F/YR16/0765/F – Erection of single storey front and rear extensions to existing dwelling – 43
West Delph, Whittlesey.
The Town Council recommend refusal due to the front extension being outside of the existing
building line and out of character with the street scene, however they would not have any objection
to the rear extension.
F/YR16/0779/F – Erection of 2 storey side and single storey rear extensions to existing
dwelling – 87 Gracious Street, Whittlesey.
The Town Council have no objection and therefore recommend approval.
F/YR16/0782/F – Conversion of existing dwelling into 1 bed flat and a 2 bed maisonette
(involving the conversion of loft space and the insertion of 2 x roof lights) retrospective – 140
Eastrea Road, Whittlesey
The Town Council recommend refusal on insufficient parking on the site.
F/YR16/0784/CERTLU – Certificate of Lawful Use (Existing): Change of use from residential to
mixed residential/commercial use for restoring historic cars – 230 Glassmoor Bank,
Whittlesey
The Town Council have no objection and therefore recommend approval.
F/YR16/0316/F – Erection of 47 x 2 storey dwellings (phase 2A) – The Chairman has
requested this item be on the agenda as Larkfleet are asking for a decision to enable them to
move forward.
The Town Council have no objection and therefore approval.

P90/16. Agenda items for update and discussion
There were no agenda items for discussion

P91/16 Date of next meeting – 26th October 2016 (Cllr Bristow gave apologies as he will be on
holiday)

Meeting Closed 3.34

Cllr Mrs Rifka Jolley
Chairman
Planning Committee