

WHITTLESEY TOWN COUNCIL

PLANNING COMMITTEE

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Minutes of a Planning Meeting on Wednesday 1st February 2017 at 7.30 at Grosvenor House, Grosvenor Road, Whittlesey.

Present: Cllr Whitwell (Acting Chairman), Butcher, Mrs Laws, Miscandlon, Mrs Mayor, Bristow

P13/17. To receive apologies for absence from members.

Cllr Mrs Jolley (Illness), Cllr Mrs Windle (Holiday).

Officer in Attendance:

Mrs Sue Piergianni – Town Clerk & RFO

Recording: DS2500100.DS2

P14/17. To confirm and sign minutes from the last meeting of the Planning Committee held on the 16th January 2017.

Ratified: The Minutes were approved.

P15/17. Declaration of member's interests.

Councillors Mrs Laws and Miscandlon as members of FDC Planning Committee advised that should Planning applications be discussed they may comment, but reserve the right to change their minds should more information become available at a later date.

Cllr Butcher declared a personal interest the following item Proposed Residential Development – G & J Ping Ltd – Transport Depot Coates Road listed under agenda item P17/17 as he is a very close family friend.

P16/17. Public Forum.

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

Three members of the public were present.

Mr Cobb gave details as follows of the history of the site for planning applications: F/YR17/0032/F and F/YR17/0033/F which will be considered later in the meeting.

History of site, started Pre-App in 2014 with FDC, approved in 2015. Applied for Formal planning in 2015, this was rejected; went to committee and refused in 2016 on 4 matters:

1. It doesn't meet LP3, infill development. As discussed, this does, all the WTC planning members agreed this, (village plan given out).
2. Sequential Test/ Exception Test not complied with as no community benefit was recognised. FDC changed their opinion on this and for the first time ever requested an approved benefit to be recognised before approving application. As you know I attended WTC planning meetings on four occasions and now have an approved community benefit scheme, which has been accepted by FDC.
3. Plot layout, didn't like the potential overlooking of Plot 7. I've listened to feedback, engaged my architect, removed plot 7 and re-aligned plots 5 and 6 accordingly.

10/11

Street Scene; as requested by FDC officers, this application includes a street scene image on the drawings.

Moving forward, as discussed in point 2, the sequential/ exception test is complete to FDC's revised methodology.

Two separate public consultations were completed for plots 1-4 and plot 5&6. 55 consultation packs were given out for each, thus totalling 110, which covered the length of March Road from the PH to the end of the developed form of the village to the East on Whittlesey Road.

Plots 1-4 received 44 responses, representing a 80% return. Of which 1 objection (2%), 1 Neutral (2%) and 42 positives (96%)

Plots 5&6 received 42 responses, representing a 76% return. Of which 1 Neutral (2.5%) and 42 positives (97.5%)

I discussed the plans with the objector to see if we could engage them and mitigate their objection, however they lived 2 houses away and objected on privacy grounds. This is a null point.

A couple of the comments received from the consultation were:

"this is an A1 project, very welcomed"

"I fully understand why this can't be farmed anymore, a good looking proposal with quality housing"

"Good quality house design between existing houses"

"A lovely looking proposal filling the missing gap".

In summary, I am proposing to construct well designed, quality housing which is required and welcomed by the village.

The Acting Chairman thanked Mr Cobb for his presentation.

P17/17. 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/YR17/0005/F – Erection Of 4 no single storey dwellings comprising of 1 x 3 bed and 3 x 2 bed with garages – Land West of 2 Searles court, Whittlesey

The Town Council recommend refusal on the grounds of over intensification of site, also the garages do not confirm to 3.5 x 7 m standard, the amenity space for 2 and 3 is contrary to LP2 and LP16 and there are concerns about the proximity to 39 and 39A Stonald Road.

F/YR17/0016/F – Erection of a single storey side extension to existing dwelling – 8 Coronation Avenue, Whittlesey.

The Town Council have no objection and therefore support this application.

F/YR17/0017/F – Erection of first floor side extension and conversion of part of garage to living accommodation to existing dwelling involving demolition of existing conservatory – 15 Charles Road, Whittlesey.

The Town Council have no objection and therefore support this application.

F/YR17/0018/F - Variation of condition 9 (imposition of a condition listing approved plans) relating to planning permission F/YR16/0207/F (Erection of a 3 storey 2/3 bed dwelling with detached garage involving demolition of garage and outbuilding) in relation to a new garage design, addition of wood burner flue and solar panels – Land North of 16 East Delph, Whittlesey.

The Town Council have no objection and therefore support this application.

F/YR17/0024/F – Erection of a timber single storey building to rear of existing church – Whittlesey Christian Church 23 Broad Street, Whittlesey.

The Town Council have no objection and therefore support this application.

H/S

F/YR17/0025/F – Erection of a single storey rear extension to existing dwelling (retrospective) – 3 Bellmans Grove, Whittlesey.

The Town Council have no objection and therefore support this application.

F/YR17/0032/F – Erection of 2no dwellings comprising of 3 Storey 5 bed with detached 2 storey garage (store over) and 2 storey 4 bed with 1 bed annexe and integral garage involving the formation of a new vehicular access – Plots 5 and 6 Land West of 450 March Road, Turves.

The Town Council have no objection and therefore support this application.

F/YR17/0033/F – Erection of 4 x 2 storey 4 bed dwellings with integral garages, involving the formation of a new vehicular access – Plots 1-4 Land West of 450 March Road, Turves.

The Town Council have no objection and therefore support this application.

F/YR17/0038/F – Formation of 4 x shallow pools (scrapes) for nature conservation – Land South of River Nene and East of East Delph, Whittlesey.

The Town Council have no objection and therefore support this application. (Aide memoire – consultation letter from Whittlesey Charity, the letter on FDC planning system is for a property in Leverington and not this application).

Proposed Residential Development – G & J Ping Ltd – Transport Depot Coates Road – As Council policy requires public consultation with immediate neighbours and the Town Council prior to the submission of the planning application, the Town Council have been asked to submit any comments by 10th February 2017.

We have received this proposal we have no objections in principle to the indicative plan.

P18/17 – Agenda items for update and discussion

F/YR16/0746/O – Erection of 12 x 2/3 storey dwellings comprising of 3 x 3 bed, 6 x 4 bed, 2 x 5 bed and 1 x 6 bed with garages (Outline application with matters committed in respect of access, appearance, layout and scale) at Land North West of 162 Coates Road, Coates – **Officer recommendation is to approve at FDC Planning 1st February 2017.** – Members were advised that this has been approved at the 1st February FDC planning meeting, however the S106 has not been agreed and an extension has been granted of five months to resolve this.

P19/17 Date of next meeting 20th February 2017.

Meeting Closed: 8.10


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Cllr Ray Whitwell
Acting Chairman
Planning Committee

