

Whittlesey Town Council

Planning Committee

Minutes of the Planning meeting held on Monday 20th November 2017 at 7.30pm at Grosvenor House, Grosvenor Road, Whittlesey

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

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

Recording:

P127/17. To receive apologies for absence from members.

There were no apologies

P126/17. To confirm and sign minutes from the last meeting of the Planning Committee held on the 1st November 2017.

Ratified: The Minutes were approved.

P127/17. 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 later.

F/YR17/1025/F and 1026/LB – Cllr Mrs Windle declared a personal interest as she is a neighbour.

F/YR17/0911/F Cllr Bristow declared a prejudicial interest and will take no part in the discussion.

P128/17. Public Forum.

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

Three members of the public were present but did not wish to speak.

P129/17. 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/YR17/0329/F – Erection of a 3 storey 6/7 bed dwelling with detached garage/storage above involving the demolition of existing building at Land North of Anglian Water Authority Pumping Station, West Delph, Whittlesey

The Town Council recommend refusal of this application, the proposed dwelling is a three-storey property, there are no other three storey properties in the area, therefore out of keeping with the existing street scene. The EA have confirmed that the proposed property is in flood zone 3 and is in contrary to policies LP12 (D), 13, 14 and 16 (D, E & F). The land levels of the field are below the 5metre AOD, meaning development is against both the government and FDC's development policy. The existing junction is already busy and the additional property adjacent to this would cause further highway issues.

F/YR17/0440/F – Erection of a 2 storey 3 bed dwelling with integral garage and 2.4 metre high (max) gate and pillars, culverting of ditch and the temporary siting of a mobile home (during construction) at Land South of 454 March Road, fronting School Close, Turves

The Town Council have no objection and therefore recommend approval.

F/YR17/0533/F – Erection of 2 x 2 storey 3 bed dwellings and detached single garage involving the demolition of existing dwellings (32 North Green) within a Conservation Area

at Land North of 36 North Green Coates. Revised Proposals first revision: Change in design, second revision – Revised house types and heritage statement to reflect this.

Cllr Butcher declared a personal interest, but would speak on the application. The Town Council have no objection and recommend approval

F/YR17/0911/F – Erection of single storey front and rear extensions to existing dwelling and formation of new vehicular access at 29 Bellmans Road, Whittlesey – revised proposals: Revised scheme submitted which reduces front extension and increase extent of rear extension. FDC Planning have requested a response prior to the 20th November meeting.

The Town Council recommend refusal on the grounds as per LP16, over intensification of site, also access onto Bellmans Road, The Town Council also are concerned that the Highways Authority have not been listed on the Standard Consultees list and should be consulted. Councillors would also add that the entries and access to both number 29 and 31 were removed from Bellmans Road and accessed via Charles Road at the rear of the bungalows for highways safety reasons.

F/YR17/1025/F & F/YR17/1026 LB – Erection of 2 x single storey extensions and a first floor extension to rear including an external stairs with walkway, conversion of existing outbuilding to additional hotel accommodation, erection of a bin enclosure and insertion of 2 x dormer windows to front to enable loft conversion to managers sleeping accommodation and installation of a car park access control barrier at Falcon Hotel, 1 London Street, Whittlesey

The Town Council recommend refusal on this application on highways grounds and would request that the highways authority report on proposals will have a severe effect on London Street, St Mary's Street, Paradise Lane, Turners Lane as well as other roads around this area.

F/YR17/1028/F – Conversion of agricultural buildings to 1 x 2 bed and 2 x 3 bed dwellings involving erection of single storey link for barn and the erection of a 2 storey 3 / 4 bed dwelling with double garage at Eldernell Farm, Eldernell Lane, Coates

The Town Council recommend refusal on the grounds of LP12 (C)– Rural areas development Policy

F/YR17/1062/F – Erection of 4 x 2 storey 3 / 4 bed dwellings with attached garages and erection of 2.0 M (max height) boundary wall involving the demolition of existing outbuildings at Land South East of 70 Fieldside Coates.

Cllr Butcher declared a personal and prejudicial interest.

The Town Council have no objection and therefore recommend approval

F/YR17/1073/TRCA – Works to an Ash tree and fell a Silver Birch within a Conservation Area at 62 Church Street, Whittlesey.

The Town Council wish to defer making any comments on this application until the Tree Officers report is present. Please notify Whittlesey Town Council when the report is available.

P130/17 – Additional agenda items & Information

F/YR14/0706/F – Erection of a 2 storey block comprising 2 x 2 bed flats and 1 x 1 bed flat and a 2 /3 storey block comprising 1 x 1 bed and 2 x 2 bed flats and 3 x 2 bed dwellings involving demolition of existing church hall within a conservation area at Church Hall, Station Road, Whittlesey. This application has been withdrawn.

P131/17 Date of next meeting Wednesday 6th December 2017

Meeting closed: 20.40


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Cllr Mrs Rita Jolley
Chairman
Planning Committee

