

Whittlesey Town Council

Planning Minutes

Minutes of the planning meeting on 24th April 2017 at 7.30pm at Grosvenor House,
Grosvenor Road, Whittlesey.

Present: Cllr Mrs Rita Jolley, Butcher, Mason, Miscandlon, Bristow

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

Recording: DS2500 .DS2

P47/17. To receive apologies for absence from members.

Cllr Mrs Windle (work commitment), Cllr Mrs Laws

P48/17. To confirm and sign minutes from the last meeting of the Planning Committee held on the 5th April 2017.

Ratified: The Minutes were approved.

P49/17. Declaration of member's interests.

Cllr Miscandlon as a 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.

P50/17. Public Forum.

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

There were no members of the public present.

P51/17. 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/YR17/0130/F – Erection of a 2-storey side extension to existing dwelling involving demolition of existing kitchen extension – 4 Falcon Lane, Whittlesey. The response for this application was sent in March 2017 and was supported by WTC, however FDC have rejected the application under delegated powers. Cllr Bristow has requested that this item is included on the agenda for clarification on the policy that is used by FDC. Cllr Mrs Jolley advised members that the following communication had been received from the Planning Officer at Fenland District Council, addressed to Cllr Alex Miscandlon and was read out by the Clerk, no further action will be taken.

Further to your visit to the Clarkson room yesterday when you queried the above decision being taken under delegated powers in light of the Town Council consultation being in support of the proposal, at variance to the officer recommendation to refuse. I would confirm that the scheme of delegation is such that if a scheme is for less than 3 dwellings it may be determined as a delegated item even if the officer recommendation is at variance with the consultation response of the town/parish council. I have reproduced the relevant extract(s) of the constitution, relating to functions delegated to officers, below for your information:

Development Control

89. Having ensured that all statutory requirements and Council policies have been complied with and after considering all representations received;

(i) Determine all 'other' and 'minor' applications submitted under any of the Acts or Statutory Instruments set out in Appendix A to this Scheme unless: -

- Called-in by Member (the development must be within their ward area or adjacent ward area and the Member request has been granted by the Chairman of Planning).
- 6 or more unresolved written opinions from 6 or more separate sources are received from within the ward area or adjacent ward area which differ from the officer recommendation.
- Town/Parish views conflict with officer recommendation and the application is for more than 2 dwellings.

For 'other' and 'minor' applications which have either FDC or member involvement the following procedure will apply;

The Case officer will draft a report and make a recommendation which will be reviewed by the Head of Planning, the Chairman of Planning Committee and a legal officer.

If in the opinion of the Head of Planning and the Chairman of Planning Committee the recommendation is accepted, the case officer's decision will be countersigned by the Head of Planning.

OVERALL PROVISOS TO SECTION 89

any Fenland District Council member can require any delegated application in Category (ii) above to be referred to the Planning Committee for consideration by notification in writing to the Head of Development within three weeks of registration date (such notification must provide planning reasons for requesting reference to Committee and these planning reasons must subsequently be incorporated in the report to Committee). The scrutiny of the weekly list of applications circulated to members will facilitate this safeguard.

Accordingly, the above proposal was determined fully in accordance with the scheme of delegation and relevant procedures duly followed.

End.

F/YR17/0263/F – Erection of 2no 3 bed single story dwellings with associated access road and garages (including garage to serve existing dwelling) alterations to 45 Bassenhally Road including demolition of carport and 2 storey side extension and total demolition of 45A Bassenhally Road and outbuildings – 45-45A Bassenhally Road, Whittlesey.

The Town Council are unable to make recommendation as the application states amended plans are available, but the town council have not received these and they are not on FDC website. Please send the plans to WTC to enable them to make their recommendation.

F/YR17/0266/F – Erection of 2 storey side and single storey rear extension to existing dwelling – 16 Swan Close, Whittlesey.

The Planning Officer (Nikki Carter) has written to the agent requesting additional details by the 4th May to enable consultation if necessary. The Town Council are unable to make recommendation until they too are in possession of these details and would like to be notified when the information is received.

F/YR17/0274/TRCA – Works to a Lime Tree within a conservation area – Land between 3 and 4 Mansion Gardens, Whittlesey.

The Town Council support this application and recommend approval providing the work is carried out by an approved contractor.



F/YR17/0276/0 – Erection of up to 2no dwellings (outline application with all matters reserved) involving demolition of barn – Barn West of 95 Wype Road, Eastrea.

The Town Council support this application and recommend approval

F/YR17/0283/RM – Reserved matters application relating to detailed matters of scale, appearance, layout and landscaping pursuant to outline permission F/YR13/0360/0 for the 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 – Land North West of 162 Coates, Road.

The Town Council support this application and recommend approval

F/YR17/0293/F – Erection of a 2-storey side extension to existing dwelling – 41 Moorhen Road, Whittlesey.

The Town Council support this application and recommend approval

F/YR17/0301/TRCA – Fell 1no Sycamore Tree with Conservation Area – 10 Claygate, Whittlesey

If the FDC tree officer agrees with the independent tree officers report that is on the application, WTC will support the application, however if the FDC tree officer does not approve this application the town council would not approve the application.

Cllr Mrs Mayor advised that the tree applications are being received with no tree report from the Arboriculturist at FDC and requested a letter be sent to Mr Nick Harding advising that for the town council to make recommendation they need to be able to have sight of the reports.

F/2003/17/CW – Change of use from a waste transfer station to a waste transfer station and a facility for processing commercial and industrial non-hazardous wastes within the existing waste transfer building for the production of effuse derived fuel; storage of empty bins and parking of waste collection vehicles; erection of an office/storage building; and laying of impermeable hardstanding. – Biffa Waste Services Limited, Aaron Road, Whittlesey- Comments to be submitted by 2nd May 2017.

The Town Council support this application.

P52/17 – Additional agenda items & Information.

F/YR10/0102/0 – Erection of 52 houses comprising of 24 x 2 bed, 20 x 3 bed and 8 x 4 bed with associated parking and access at Land at Station Goods Yard, Station Road, Whittlesey – The Application has been withdrawn.

Paperless Plans – response from FDC – Cllr Miscandlon is chasing this at FDC

P53/17 Date of next meeting 3rd May 2017 – To be confirmed.

The Clerk will liaise with the Chairman on the quantity of plans received and if a planning meeting is necessary.

Meeting closed 20.18


.....
Cllr Mrs Rita Jolley
Chairman
Planning Committee

