

PLANNING COMMITTEE



Minutes of the Planning Meeting on Wednesday 25th May 2016 at 7.30pm at Grosvenor House, Grosvenor Road, Whittlesey

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

Officer in Attendance: Mrs S Evans – Town Clerk

Recording: DS2500.67.ds2

P35/16. Election of the Chairman

Cllr Whitwell proposed Cllr Mrs Jolley to remain as Chairman, seconded by Cllr Butcher, unanimous vote in favour.

P36/16. Election of the Vice Chairman

There were no nominations for Vice Chairman, the Town Councils standing orders note the following below, therefore if no Chairman or Vice Chairman is present, a Councillor Chosen can preside at the meeting.

Standing Orders – Meetings – Item P.

The Chairman, if present, shall preside at a meeting. If the Chairman is absent from a meeting, the Vice-Chairman, if present, shall preside. If both the Chairman and the Vice-Chairman are absent from a meeting, a Councillor as chosen by the Councillors present at the meeting shall preside at the meeting.

P37/16 To receive apologies from absent Members.

There are no apologies.

P38/16 To confirm and sign the Minutes from the last meeting of the Planning Committee held on Wednesday 27th April 2016

Ratified: The Minutes were approved.

P39/16 Declaration of Members Interests

Cllr Butcher declared a personal interest in applications: FYR16/0268/F, FYR16/0273/F and a personal and prejudicial interest in FYR16/0292/F

Cllr Mrs Jolley declared a personal interest in FYR0316/F

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.

P40/16 Public Forum.

To allow any member of the public to address the council. Time allowed 15 minutes total.

4 members of the public present.

P41/16. Presentation from Mr Justin Mills – Contour Planning, regarding development of 20 houses in Whittlesey.

Tesco have owned the land for approximately 10 years, Pre application discussions have taken place with FDC who have confirmed they were happy for a development to go ahead, they were not in favour of the block of flats over three floors, therefore the new design is for 20 houses and not any three storey accommodation. Mix of uses 5 x 2, 13 x 3 bed and 2 x 4 beds. Tesco are not looking to develop the site, but to obtain Outline planning and then market the site for sale. The highway design has been agreed by CCC and will be of an adoptable standard and meets the CCC design standards, it will accommodate refuse vehicles and any other large vehicles. Section 106 has been discussed and will be detailed within the application when submitted. They expect the application to be submitted in the next few weeks.

Members suggested that a letter drop all the residents in James Gardens to notify them of these proposals

Mr Mills was asked to check the FDC policy for parking as they did not think there was sufficient parking on the site.

Members also asked if the road was to be adopted as it was being built to the correct standard. They also requested that the garages needed to be wider than 7ft to cope with the size of the vehicles, if they are only 7ft wide, larger vehicles are unable to get in them and therefore garages are subsequently used as sheds / storage areas or converted to extensions of the house and therefore cause more vehicles to be parked on the highway.

P42/16. Presentation by Mr & Mrs D Dodwell regarding development to the North of 30 Park Lane, Whittlesey.

Mr & Mrs Dodwell will not be presenting as the application has been withdrawn.

P43/16. Presentation by Mr David Broker, agent for the applicant on the development to the North of 30 Park Lane.

Mr Broker will not be presenting as the application has been withdrawn.

P41/16 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/YR16/0261/F – Change of use from retail (A1) to non-residential institution (D1) – 5 High Causeway, Whittlesey.

The Town Council recommend refusal of this application and have concerns about highway access and public safety, the town council is actively working with the police and Cambridgeshire County Council to deal with major traffic issues that occur on High Causeway, there is currently a ban on vehicles between 10am and 4pm, but vehicles have been witnessed dropping people off at this location. Furthermore, the building is already being used by this organisation despite not having planning permission. There is also concern about the suitability of the building with the amount off people that have been in attendance.

F/YR16/0268/F – Erection of a single storey extension to rear and porch to front of existing dwelling, involving demolition of existing conservatory – 1 Willow Close, Whittlesey.

The Town Council have no objection and therefore recommend approval.

F/YR16/0273/F – Variation of condition 09 (imposition of a condition listing approved plants, relating to planning permission F/YR14/0871/F (Erection of 4 x 2 storey 4 bed dwellings with double garages) to reduce eaves and ridge heights for plots 1,2 and 3; change of house type on plot 4 to same as plots 1 and 2 and change in proposed roof and brick materials for all plots – Land South of 196 Coates Road, Coates.

The Town council have no objection and therefore recommend approval.

F/YR16/0278/A – Display of 4 x non illuminated fascia signs – 5 Market Place, Whittlesey.

The Town council have no objection and therefore recommend approval.

F/YR16/0279/LB - Display of 4 x non illuminated fascia signs to front and side of existing listed building – 5 Market Place, Whittlesey.

The Town council have no objection and therefore recommend approval.

F/YR16/0289/F – Erection of a 2 storey 3 bed dwelling with associated parking (including 2 spaces to serve 30 Park Lane, involving demolition of existing buildings – Land North of 30 Park Lane, Whittlesey.

This application has been withdrawn.

F/YR16/0292/F – Erection of a 2 storey 4 bed with detached garage/car port and 2 storey 5 bed with detached garage (phase 2) – Land South of 180-192 Coates Road, Coates

The Town Council have no objection and therefore recommend approval. Cllr Butcher took no part in the discussion or recommendation.

F/YR16/0307/F – Erection of a single storey rear extension to existing dwelling – 72 High Causeway, Whittlesey.

The Town council have no objection and therefore recommend approval.

F/YR16/0315/F – Erection of a first floor extension to existing dwelling involving the demolition of existing side extension and attached outbuildings – 47 Station Road, Whittlesey.

The Town council have no objection and therefore recommend approval.

F/YR16/0316/F – Erection of 47 x 2 storey dwellings (phase 2a) comprising of 8 x 1 bed, 8 x 2 bed, 26 x 3 bed and 1 x 4 bed and 4 x 5 bed with garages – Land at Bassenhally Farm, Eastrea Road, Whittlesey.

The Town Council recommend refusal on the grounds that the affordable properties are not spread evenly throughout the site. WTC also request a copy of the proposed layout of the affordable housing on this site be sent to them.

F/YR16/0325/TRCA – Works to a Maple tree and fell a Silver Birch and a Beech tree within a conservation area – 62 Church Street, Whittlesey.

The Town council have no objection and therefore recommend approval.

P42/16. Agenda items for update and discussion

Appeal APP/DO515/2/16/3144011 - F/YR15/0695/F – Erection of a 2 storey, 3 bed dwelling involving demolition of existing outbuilding - Land adjacent to 217 Coates Road. The appeal is dismissed.

P43/16 Date of next meeting – 22nd June 2016

Cllr Mrs Mayor (prior engagement), Butcher (holidays) gave apologies for the next meeting.

Meeting Closed: 8.40

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Cllr Mrs Rita Jolley
Chairman
Planning Committee