PLANNING MINUTES

Minutes of the Planning Meeting on Wednesday 27th July 2016 at 7.30 at Grosvenor House, Grosvenor Road, Whittlesey

Present: Cllr Mrs Jolley, Butcher, Whitwell, Boden, Miscandlon, Mrs Windle, Bristow

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

Recording: DS2500. DS2

P59/16 To receive apologies from absent Members.

Cllr Mrs Mayor (prior engagement)

P60/16 To confirm and sign the Minutes from the last meeting of the Planning Committee held on Tuesday 5th July 2016

Ratified: The Minutes were approved.

P61/16 Declaration of Members 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 in application F/16/0522/F.

P62/16 Public Forum.
To allow any member of the public to address the council. Time allowed 15 minutes total.

14 members of the public present - No members of the public wished to speak.

P63/16 – Presentation by Mr John Harris – on proposals to develop building plot on Hemmerley Drive, Whittlesey.

The Chairman advised that Cllr Mrs Mayor and Boden have both been lobbied on this application.

Mr Harris presented to members the proposals for a 3 bedroom detached house on land south of 35 Hemmerley Drive, with three off road parking spaces to the front of the property. Mr Harris has consulted with residents and advised he had addressed their concerns. The area is owned by Rose Homes and it is classed as an access route, but could not be used for cars, it could only be used for scooters, bikes etc and would be a cut through to the Showfield site. Mr Harris was advised the land could be used for anything ie fireworks etc, during the nine years that he lived in Hemmerley drive he did not see any event ever take place on the land.

Cllr Boden thanked Mr Harris for carrying out his consultation with the local residents and the town council. He feels the proposal for three off street car spaces is the minimum that would be acceptable. Why have rose put the fence up? Are there any restrictive covenants or easements that other residents are aware of on this land?

Cllr Mrs Laws asked if Mr Harris had undertaken any pre applications with FDC. He confirmed he has, and was asked to look at the inspectorate report, and advised he would need to answer the questions that were identified. If he could not the planning officer at fenland would not be able to support this.

Cllr Mrs Laws asked why the application was refused at appeal. Mr Harris advised it was due to the property being a four bed dwelling and lacked appropriate parking. Cllr Mrs Laws from memory understood the inspector had defined other reasons for refusal, the reasons given by the Inspector and are detailed below:-

- The appeal site comprises a rectangular grassed area between Nos 26 and 35 Hemmerley Drive. The rear of the site is fenced, beyond which is open land, while the frontage faces Hemmerley Drive. When the surrounding area was originally developed with houses in 1988, the appeal site
was intended to be an area of public open space and there were 2 conditions attached to the
original approval relating to the provision of play equipment and landscaping.

- The Inspector considered that the most relevant Development Plan Policies are E2 and E8 of the
  Fenland District – Wide Local Plan adopted in 1993. E2 in intended to protect open spaces that
  have intrinsically beneficial environmental qualities, while E8 relates to the design of new
  developments and their impact on an existing area, including the amenities of adjoining properties
  and the locality in general. Planning Policy Guidance (PPG) 17 Planning for open space, sport and
  recreation was issued in 2000 and provides more up to date guidance. The Annex to the PPG
  identifies a variety of examples of open space, which include amenity greenspaces, and outlines
  their various functions, which can include being a visual amenity which, even without public
  access, can provide people with an enjoyable outlook and add variety to the urban scene. The
  PPG also gives advice on the enhancement of existing open spaces.

- Despite the condition of the original planning approval, the site has not been laid out as a
  traditional children's play area and was not identified as a play area in the Council's Supplementary
  Planning Guidance Play Space Provision adopted in 2003. However, when the development was
  originally approved, the site was clearly intended to be an open area for the benefit of the residents
  and was not just a gap site reserved for later development. As a result, the site has remained
  as an area of open space which, according to the response from the local residents in the area,
  they have clearly appreciated and enjoyed for some 20 years. The open area is visible at the head
  of the cul de sac for some distance along the access road into the development and as such is a
  visual benefit not just for people living in the dwelling in the immediate area. Although it would
  be difficult to enforce the original conditions, I consider that the appeal site is an area of open
  space that is of public value, as shown by the response of residents and it does, in my view, add
  variety to the urban street scene breaking up an otherwise built up frontage. Furthermore, if it is
  retained there is always the opportunity in the future to improve its visual quality and its
  contribution to the biodiversity of the area. In conclusion, while considerable effort has been made
  to design a house to fit in with the existing development, I consider that the retention of the open
  area is of greater benefit in preserving the character of the area than if it were developed for a
  house.

- Although not included in the survey of play space provision, this does not devalue its role as an
  amenity green space as opposed to being a play area. PPG17 considers that open areas can be a
  visual amenity even without public access and that they do not necessarily have to have a practical
  use. Although it can be given little weight due to the stage it has reached in its preparation, the
  council has indicated that the site would be described as an amenity area in the Council’s draft
  Open Space Hierarchy. Finally, in providing guidance on new housing sites, Planning Policy
  Statement 3 ‘Housing’ refers to the need for good design which should contribute positively to
  making places better for people I do not consider that in this case the proposed development of the
  appeal site, which has been an area of open space since the development was originally
  completed, would achieve that objective.

- I therefore conclude that the proposed development would have a harmful effect on the character
  and appearance of the area and would be contrary to policies E2 and E8 of the Local Plan and the
  guidance in PPG17.

P64/16 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/YR16/0416/F – Erection of 2 x 3 bed dwelling with detached garages at Land South of 8 to 16
Bassenhall Road, Whittlesey – Revised Proposals – Change in dwelling types from 2 Storey to
bungalows.
The Town Council have no objection and therefore recommend approval.

F/YR16/0520/F – Change of use of barn to day care nursery/out of school club, involving alterations
including formation of a first floor extension – Barn West of 13C Market Place, Whittlesey
Cllr Mrs Windle has been lobbied on this by the owner. The Town Council have no objection and
therefore recommend approval. The ward Cllr was concerned about the access for motor vehicles.
F/YR16/0522/TRTPO – Works to 2 x Willow trees covered by TPO 03/2012 – 1 Mandalay Park, Commons Road, Whittlesey.
The Town Council have no objection and therefore recommend approval. The Ward Cllr would like to advise that a resident at 49 Commons Road has their BT line going through the trees, can the contractor ensure they are careful and be assured that there are communication cables in the trees.

F/YR16/0531/F – Conversion of existing detached garage / workshop to annexe ancillary to existing dwelling and alterations including the formation of a new roof to front garden store – 32 Crescent Road, Whittlesey.
The Town Council have no objection and therefore recommend approval.

F/YR16/0532/F – Conversion of existing garage to form additional living accommodation to existing dwelling – 366 Oilmills Road, Ramsey Mereside, Huntingdon.
The Town Council have no objection and therefore recommend approval.

F/YR16/0533/F – Change of use of public house (A4) to Veterinary Centre (D1) involving alterations to windows/doors and infill side extension – 1 Briagge East, Whittlesey.
The Town Council have no objection and therefore recommend approval. The Ward Cllr would like to recommend the large trees are pruned appropriately.

F/YR16/0538/F – Removal of condition 11 of planning permission F/YR15/0997/0 (Hybrid application: Full Planning permission for the remediation and levelling of the land and Outline planning permission for erection of 23 no industrial and commercial units (B1, B2 and B8)) in relation to provision of a 1.8 m footway link – Lattersey Field, Benwick Road, Whittlesey.
The Town Council are unable to make an informed decision due to the lack of information provided by Fenland District Council and therefore recommend that Fenland make the decision.

F/YR16/0561/F – Erection of a 2 storey 4 bed dwelling with detached garage – Land North of Railway Line, Blackbush Drove, Whittlesey
The Town Council have no objection and therefore recommend approval.

F/YR16/0566/F – Installation of 17 x solar panels to the western roof slope of existing building (retrospective) – Coates Village Hall, The Fold, Coates.
The Town Council have no objection and therefore recommend approval.

P65/16. Agenda items for update and discussion
F/YR16/0307/F – APP/DO515/W/15/3137775 – Change of use of land to form 3 x caravan pitches (retrospective with associated parking and erection of a utility block at Land West of Lazy Acre Farm, Cease Bank, Whittlesey – Appeal will be heard at Fenland Hall on 10th August at 10.00am. Cllr Windle will attend the meeting and speak on this.

P66/16 Date of next meeting – 28th September 2016
The Clerk suggested an additional meting be held, members have agreed Friday 26th August at 2.00pm.

Meeting Closed: 8.45

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Cllr Mrs Rita Jolley
Chairman – Planning Committee
Dear Ms Callaby and Mr Harding

As Fenland District Councillor for the St Andrew District in Whittlesey I wish to exercise my right to call in the above planning application before the Fenland District Council Planning Committee for a full hearing as I am of the opinion that full relevant information was not brought before the Whittlesey Town Council Planning Committee Meeting during the afternoon of Friday 9 September 2016 when this application as recommended for approval by a majority decision.

Also, the WTC Planning Meeting was hastily brought forward with this matter being the only item on the agenda due to its complexity. This had the effect that objectors which number seven in total were not able to attend the meeting due to personal and professional commitments.

I understand that the objectors now number eight namely, Dr David & Dr Mrs Fiona Dodwell, Mr D M & Mrs HD Catley, Mr Alan Dods, Miss Anne Pacey, Mr Iain Griffin and Mr Malcolm Whitwell

I would further request that this item be placed on the agenda of the November FDC Planning Meeting to enable objectors sufficient time to gather and present expert reports. Also I am away on holiday on the day of the next scheduled meeting on 12 October 2016 and wish to register to speak on behalf of my constituents who have objections to this proposed development.

Thanking you in anticipation of your co-operation I remain

Yours sincerely

Cllr David K M Mason
Whittlesey St Andrew District.