

Whittlesey Town Council

Planning Committee

Minutes of the Planning Committee on Wednesday 2nd May 2018 at 7,30pm Grosvenor House, Grosvenor Road, Whittlesey

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

Officer in Attendance

Mrs Sue Piergianni – Town Clerk & RFO

Recording: DS25.DS2

P43/18. To receive apologies for absence from members.

Cllr Mrs Windle (Work), Cllr Bristow (Election work)

P44/18. To confirm and sign minutes from the last meeting of the Planning Committee held on the Monday 4th April 2018.

Ratified: The minutes were ratified and signed as a true copy.

P45/18. 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

Cllr Butcher declared a personal and prejudicial interest in F/YR18/0278/F

P46/08. Public Forum.

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

One member of the public present

Mr Steven Buddle – Rose Homes

Reserved matters on Cemetery Road, 16 houses and 4 bungalows, refused by FDC as access arrangements had not been agreed in previous application. Further discussed with FDC have taken place and a revised application has been submitted with the 2 bungalows being 1 bed.

The Chairman suspended standing orders to allow questions to be asked of Mr Buddle, this is due to him not being listed on the agenda.

Members asked many questions on the changes and would discuss the application further later in the meeting.

The meeting was reopened at 19.54

P47/18. 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/YR17/1028/F – Conversion of agricultural buildings to 1 x 2 bed and 2 x 3 dwellings involving erection of a single storey link for barn 2, associated wildlife tower at Eldernell Farm, Eldernell Lane, Coates.

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

F/YR18/0278/F – Erection of a 3-storey 3 bed dwelling with detached garage including temporary siting of caravan during development at Land South of 180-192 Coates Road, Coates.

Cllr Butcher declared a personal and prejudicial interest.

The Town Council have no objection and therefore recommend approval.

F/YR18/0307/F – Erection Of single storey extensions to front and rear of existing dwelling involving removal of conservatory at 40 Bellmans Road, Whittlesey.

The Town Council have no objection and therefore recommend approval.

F/YR18/0324/F – Erection of a single storey rear extension to existing dwelling at 25 South Green, Coates.

The Town Council have no objection and therefore recommend approval.

F/YR18/0330/TRTPO – Fell 1no Lawson Cypress covered by TPO 01/2000 at 10 Portland Place, Whittlesey

The Town Council have no objection and therefore recommend approval in line with the FDC tree policy.

F/YR18/0331/F – Erection of 110 dwelling comprising of 5 x 2 storey 5 bed, 19 x 2 storey 4 bed, 73 x 2 storey 3 bed, 11 x 2 storey 2 bed and 2 x 2 bed flats with associated garages, parking and landscaping at Phase 3, Land at Bassenhally Farm, Eastrea Road, Whittlesey.

The Town Council have no objection and therefore recommend approval.

F/YR18/0337/F – Erection of a 2 storey 4 bed dwelling and detached garage involving the demolition of existing outbuildings at Land North West of 28 The Drove, Pondersbridge, Ramsey Mereside.

The Town Council have no objection and therefore recommend approval.

F/YR18/0340/TRCA – Fell 5 x Leylandii trees with a conservation area at 21 Horsegate, Whittlesey.

The Town Council have no objection and therefore recommend approval.

F/YR18/0348/RM – Reserved Matters application relating to detailed matters of appearance and landscaping pursuant to outline permission F/YR16/0924/O for the erection of a 2 storey 4 bed dwelling with detached double garage and a 1.8-metre-high wall at Land East of 196 Eastrea Road, Whittlesey

The Town Council have no objection and therefore recommend approval.

F/YR18/0353/RM – Reserved matters application relating to detailed matters of appearance, landscaping and scale pursuant to outline permission F/YR16/0704/O for the erection of 20 x 2 storey dwelling comprising of 5 x 2 bed, 13 x 3 bed and 2 x 4 bed at Land West of 27 – 31 Cemetery Road, Whittlesey – superseded by the application below.

F/YR18/0353/RM – Reserved matters application relating to detailed matters of appearance, landscaping and scale pursuant to outline permission F/YR16/0704/O for the erection of 20 x 2 storey dwelling comprising of 5 x 2 bed, 11 x 3 bed and 2 x 4 bed 2 storey houses and 2 x 1 bed single story bungalows at Land West of 27 – 31 Cemetery Road, Whittlesey.

The Town Council have no objection and therefore recommend approval.

P48/18 – Additional agenda items & Information

F/YR17/0895/F – APP/DO515/D/18/3196332 – Erection of a 1.85-metre-high wooden fence to side of existing dwelling – 19 Yarwells Headland, Whittlesey. The appeal is allowed.



Cllr Mrs Laws updated members as follows on the five-year housing land supply.

Fenland planning policies can once again be afforded full weight in decision making following the restoration of Fenland District Council's five-year housing land supply.

The latest assessment of the authority's land supply shows it now stands at 5.86 years, up from 4.93 years in October last year when a Planning Inspector upheld an appeal for six dwellings in Christchurch on the basis that the Council did not have a five-year supply.

Without being able to demonstrate the minimum five-year supply of deliverable housing sites required by Government, the Council had to default to guidance in the National Planning Policy Framework (NPPF) when determining planning applications.

Now that the benchmark has been restored, the Council can revert back to area-specific policies within the Fenland Local Plan (FLP).

All FLP policies have come back into force, with the exception of the affordable housing policy. Since the Christchurch appeal, the Council can no longer seek affordable housing contributions on sites of 10 dwellings or less.

The Council had enforced a Local Plan policy of asking for affordable housing on five to nine dwellings due to the significant need for affordable housing across the district. But the Planning Inspector said the policy made such smaller sites uneconomic to develop and ruled that the Council should bring its affordable housing policy in line with Government guidance.

Councillor Dee Laws, Fenland District Council's Portfolio Holder for Neighbourhood Planning, said: "I'm very pleased that our five-year land supply has been restored which is thanks to the hard work of Planning Officers and Committee Members to ensure that planning proposals that meet with relevant policies are approved.

"The council remains committed to sustainable growth through its Local Plan and having an up-to-date supply of housing sites ready to develop puts us in a stronger position to deliver housing for Fenland."

P49/18 Date of next meeting Monday 21st May 2018

The Clerk is on leave on Monday 21st May 2018, a member of the Planning Committee will take the notes.

Cllr Mrs Mayor is unable to attend 21st May 18th June and 4th July – Cllr Boden will stand in her place.

Meeting closed 20.25

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Cllr Mrs Rita Jolley
Chairman
Planning Committee

R. Jolley
23/5/2018 