

Whittlesey Town Council

Planning Committee

Minutes of the Planning Committee held on Wednesday 23rd May 2018 at 1.30 at Grosvenor House, Grosvenor Road, Whittlesey.

Present: Cllr Whitwell, Butcher, Windle, Mrs Mayor, Bristow

Officer in attendance:

Mrs Susan Piergianni – Town Clerk & RFO

Recording:

DS25.DS2

P50/18 – Election of the Chairman.

Cllr Whitwell proposed Cllr Mrs Jolley to stand as Chair until May 2019. There were no other nominations, this was seconded by Cllr Mrs Windle with a unanimous vote in favour.

P51/18 – Election of the Vice Chairman.

Cllr Mrs Mayor proposed Cllr Whitwell to stand as Vice Chairman until May 2019. There were no other nominations, this was seconded by Cllr Bristow with a unanimous vote in favour.

P52/18. To receive apologies for absence from members.

Cllr Mrs Jolley (illness), Cllr Mrs Laws and Miscandlon (FDC Planning)

P53/18. To confirm and sign minutes from the last meeting of the Planning Committee held on the Wednesday 2nd May 2018

Ratified: The Minutes were approved and signed as a true record.

P54/18. Declaration of member's interests.

All members declared a personal interest on the planning application F/YR18/0391/F as this is the Councils new building.

P55/18. Public Forum.

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

Mr Brent Warner – Postland Developments Limited - **F/YR18/0405/0,**

Before submitting this application for up to 25 dwellings it became clear that there is a considerable need and desire for homes in Coates village. We have a current development taking place adjacent to this site namely Minuet Village, a development of 12 homes. There has been lots of interest in the development and since the marketing launch we have sold 4 properties. I have dealt with most of the enquires personally. Although many looking to purchase are from outside the village a number have been locals. 2 of the four houses sold are to locals.

3.4.1 of FDC Local Plan. Housing Growth and Meeting Housing Need 3.4.1 The Fenland Local Plan needs to plan for the provision of sufficient homes in the district and ensure that the type of homes provided are in the right locations and meet local needs.

The Minuet development is made up of larger homes with a few smaller cottages. Having considered the opinions and thoughts of locals and interested parties the proposed design for the current application



would be of a mixed development catering for all ages with an emphasis on smaller younger families and those looking to down size and older people wanting bungalows. Help to Buy would be applied for which will help in terms of affordability. Coates needs to keep and attract young families to keep the community and excellent primary school alive. It also needs properties suitable for the older generation, who wish to stay in Coates. The choice for them at the moment is a rock and a hard place. Remain in a property that is a burden both practically and financially or move.

Up until recently FDC was not meeting its 5-year land supply although only marginally. Land supply is clearly important but equally important, if not more, is the delivering of houses. In this news article taken from FDC website the Planning department, quite rightly in my opinion, defended itself by stating and I quote " **although more than sufficient planning permissions have been granted by the Council, the permissions are not being built out, which is outside of the Councils control**" un quote.

In simple terms the Council may be able to meet the land target, but they can't control how many of these permissions are built out. What the Councils need are developers who deliver. When the reserved matters application for Minuet village went before the planning committee, one of the questions from the Council was "will we built it out or will it sit there". I promised that PDL would not sit on it but build it out. We are doing just that.

The application site is around 4 acres and as with Minuet village we would create an interesting, open feel development with community in mind. We have had tremendous positive feedback from the public about the quality and feel of Minuet Village and we would seek to continue this on the new site with plenty of open space and attractively designed houses.
Thank you for listening.

P56/18. 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/YR18/0128/RM – Erection of 68 x 2 storey dwellings comprising of 4 x 1 bed; 20 x 2 bed; 42 x 3 bed; 2 x 4 bed with Public Open Spaces and Play Area at Westhaven Nursery, Peterborough Road, Whittlesey. – Revised Proposals: The Revision is: Changes to accommodation schedule and layout (including change of 2 x 4 bed and 2 x 3 bed units, highway changes required by LHA, Boundary plan updated and extended, gates to biodiversity buffer, eastern boundary amended.

The Town Council recommend approval but would like to ensure the long-term maintenance of the buffer zone is implemented.

F/YR18/0371/F – Erection of a first storey extension to existing dwelling at 6 Oxford Gardens, Whittlesey.

The Town Council have no objection and therefore recommend approval.

F/YR18/0377/F – Erection of a single storey extension to rear to existing dwelling and extension to front porch involving demolition of existing conservatory at 6 Hinton Close, Whittlesey.

The Town Council have no objection and therefore recommend approval.

F/YR18/0384/F – Erection of a 2-storey front extension, a single storey rear extension, a detached garage to rear and 1.2m high gates and wall with metal railings to front boundary with 1.4 (max height) brick piers to existing dwelling at 36 Whitmore Street, Whittlesey.

The Town Council recommend approval however request special care is taken with the mud wall on the Eastern boundary and advise the two sycamore trees to be retained with no root damage.

F/YR18/0391/F – Change of use from sui generis to mixed use of B1 (offices), Financial and Professional Services (A2), Council Chamber (D1) including the erection of a single storey rear extension and removal of garage door and insertion of fire door and windows and 2 x 3 bed flats (C3) at Police Station, Queen Street, Whittlesey.

All Members declared an interest and did not comment on this application.

F/YR18/0398/VOC – Variation of conditions 3 and 5 (imposition of a condition listing approved plans) relating to planning permission F/YR17/0911/F (Erection of a single- storey front and rear extensions to existing dwelling and formation of new vehicular access) in relation to the design and materials for the rear extension and layout of drive at 29 Bellmans Road, Whittlesey: Revision is: Description of proposal revised to clarify the amendments to the previously approved scheme.

The Town Council have no objection and therefore recommend approval.

F/YR18/0402/TRTPO – Fell 1no Sycamore tree covered by TPO 02/2017/ at 10 Claygate, Whittlesey.

The Town Council have no objection and therefore recommend approval but would like to ensure that the replacement trees are planted.

F/YR18/0405/0 – Erection of up to 25no dwellings (outline application with all matters reserved) at Land South of 127-141 Coates Road, Coates.

The Town Council recommend refusal of this application as per Fenland Local Plan policy LP 12, specifically parts A to E. This was proposed by Cllr Bucher, seconded Cllr Bristow, unanimous vote in favour. Cllr Mrs Mayor abstained. Members advised that community consultations should take place as we are over the five-year land supply.

F/YR18/0409/F – Change of use of land to trailer parking area and erection of a 2.4-metre-high palisade fence and raising of ground level by 0.50 metres across new trailer park area (retrospective) at Land East of 300 Eastrea Road, Whittlesey.

The Town Council have no objection and therefore recommend approval, however locally it has been noticed the works have been going on for several months despite FDC involvement. The Town Council cannot identify any valid planning objection; however, we do note that this is a retrospective application that it had been referred to FDC enforcement. The applicant asked to speak at council regarding this, but didn't attend either of the meetings, then this retrospective planning application was received.

F/YR18/0410/F -Erection of a single storey front extension to existing dwelling involving removal of conservatory at 89 Wype Road, Eastrea

The Town Council have no objection and therefore recommend approval.

FYR18/0417/F – Formation of a new access and driveway and piping of drain at Barn South East of 280 March Road, Coates

The Town Council have no objection and therefore recommend approval, providing the piping has been agreed by Middle Level Drainage board.

F/YR18/0418/F - Erection of part 2 storey/single storey rear extension detached single garage and external insulation and render to existing dwelling involving demolition of kitchen/utility at 41 Gracious Street, Whittlesey.

The Town Council have no objection and therefore recommend approval.

F/YR18/0419/TRCA Fell 4 Cupressus Leylandii trees within a conservation area at 6 Horsegate, Whittlesey

The Town Council have no objection and therefore recommend approval.

F/YR18/0424/F – Erection of a detached garage and shed to existing dwelling a 398 – 400 Eastrea Road, Eastrea.

The Town Council have no objection and therefore recommend approval.

F/YR18/0433/F – Erection of 2 storey extension to front of existing dwelling involving formation of new access at 10 Briggate East Whittlesey. (add revision -

The Town Council have no objection and therefore recommend approval.

F/YR18/0437/F - Erection of a first-floor side extension and extend porch roof to front of existing dwelling and conversion of garages to living accommodation at 1 Inhams Road, Whittlesey.

The Town Council recommend refusal on site access, over intensification of site and highways issues, plus neighbour issues regarding the extension roof overhanging her property.

F/YR18/0439/F – Erection of a single storey 4 bed dwelling with integra garage involving the demolition of existing garage, greenhouses and outbuildings at Land North of 2-6 Snoots Road.

The Town Council have no objection and therefore recommend approval.

F/YR18/0450/F – Erection of 3 x dwellings comprising of 1 x 3 storey 6 bed with detached garage, 1 x 2 storey 3 bed dwelling, with attached garage and 1 x 2 storey 4 bed dwelling (part retrospective) at plots 8, 9 and 10 Land North West of 162 Coates Road, Coates

The Town Council have no objection and therefore recommend approval.

P57/18 – Additional Information.

F/YR17/2018/F – Conversion of agricultural buildings to 1 x 2 bed and 2 x 3 bed dwellings involving erection of single storey link for barn2 and associated wildlife tower at Eldernell Farm, Eldernell Lane, Coates – Officer recommendation is to grant.

P58/18 Date of next meeting Wednesday 6th June 2018

Meeting closed: 15.35

R. Whittlesey

6th June 2018

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Cllr Ray Whittlesey
Vice Chairman
Planning Committee