

WHITTLESEY TOWN COUNCIL

Planning Committee

Minutes of the Planning Committee held on Wednesday 3rd April 2019 at 7.30pm at Grosvenor House, Grosvenor Road, Whittlesey.

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

Officer in Attendance: Mrs Sue Piergianni – Town Clerk

Recording: DS

P34/19. To receive apologies for absence from members.

Cllr Mrs Dee Laws (personal)

P35/19. To confirm and sign minutes from the last meeting of the Planning Committee held on Monday 18th March 2019

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

P36/19. Declaration of member's interests.

Cllr Miscandlon

Cllr Mrs Windle declared a personal interest and she will not speak or take any part in a vote on F/YR19/0197/VOC as they are her neighbours.

P37/19. Public Forum. - To allow members of the public to address the Council. Time allowed 15 mins total.

5 members of the public were present.

Mr Gerstner wish to publicly offer his thanks to Cllr Mrs Jolley on the way she has conducted the planning meetings over the past two years.

Joe Jennings spoke on application F/YR19/0188/F. He advised they have applied for planning numerous times before but been refused due to St Mary's church hall not being a listed building, but it being a building of interest to everyone in the town. A new planning application has been submitted and conversations with Katie McAndrew the FDC Conservation Officer, the proposed scheme will retain St Mary's Church Hall and the building will be integrated with the additional build to form and 11 bed hotel. This will tidy up the site completely and become a welcome addition to the town and will blend into the surrounding community.

Gary Swan – as a local resident requested support from WTC and spoke about F/YR19/0188/F – previously WTC approved the plans, FDC took objection to the demolition of the church hall. The site is the last eyesore in Whittlesey, he feels there is adequate parking at the back and bin storage areas.

P38/19. 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/YR19/0188/F – Conversion of former Church Hall to an 11-unit Hotel (C1) with new vehicular access from Scaldgate including erection of a 2-storey rear extension involving demolition of single storey extension to rear within a Conservation Area at Church Hall, Station Road, Whittlesey.

We support the application in principle but are unable to give a definitive answer until information is received from the local lead flood authority, also there was no CA application submitted and the proposed development is within the conservation area. WTC request that when the information is received it is emailed to the Town Clerk at WTC.

F/YR19/0191/F – Erection of a detached 2 storey quadruple garage with home office above to front of existing dwelling at Drakes Farm House Kings Delph Drive, Whittlesey, Peterborough.

The Town Council have no objection and therefore recommend approval.

F/YR19/0194/TRTPO – Fell a Cedar Tree covered by TPO/02/2015 at 8 Horsegate, Whittlesey

The Town Council have no objection subject to confirmation that the FDC tree officers report has been received and accepted by FDC.

F/YR19/0197/VOC – Variation of condition 2 & 3 planning permission F/YR18/0588/F (Erection of detached double garage to existing dwelling), relation to external materials and tree protection at Summers Nest Paradise Lane, Whittlesey

The Town Council have no objection and therefore recommend approval.

F/YR19/0200/TRCA - Works to 2 x Hornbeam trees, 1 x Willow tree and 3 Silver birch trees in a conservation area at 7 Horsegate, Whittlesey.

The Town Council have no objection subject to confirmation that the FDC tree officers report has been received and accepted by FDC.

F/YR19/0201/F – Erection of a 2 storey 3 bed dwelling involving the demolition of existing buildings with a Conservation Area at Land South of 19-29 Horsegate Lane, Whittlesey

The Town Council recommend approval but would like the following observations taken into consideration. The proposed property is not in character with neighbouring buildings or the existing street scene and request a full site inspection is carried out by FDC.

F/YR19/0225/F – Erection of a first-floor extension to front and single storey extension to rear of existing dwelling involving the removal of existing conservatory at 91 Red Barn, Turves.

The Town Council have no objection and therefore recommend approval.

P33/19 – Additional Information

Mud Walls – Article 4 Direction – Cllr Whitwell. – members were advised there are only 28 mud walls surviving in Whittlesey and is the only place in Cambridgeshire that has mud walls, out of the 28 only 2 are protected. With an Article 4 Direction in place we can provide protection for the selected mud walls. Currently they can be demolished under General Permitted Development, the Article 4 Direction would prevent this. “Where an article 4 direction is in effect a planning application may be required for development that would otherwise have been permitted development, Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance”. “Article 4 directions may be used to require planning permission for the demolition of a on designated heritage asset. The order is applied for by the local planning authority. Cllr Whitwell requests that WTC request that FDC apply for the Article 4 and it is levied on all the mud walls to ensure they are protected for perpetuity.

P34/19 Date of next meeting Monday 15th April 2019

Meeting Closed 20:25.


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Cllr Mrs Rita Jolley
Chairman
Planning Committee

