

WHITTLESEY TOWN COUNCIL

PLANNING COMMITTEE

For the health, safety and well-being of our community as a result of Covid-19 and following the instruction of the Prime Minister's address on 23rd March 2020 all Parish Council meetings will be held remotely until further notice.

Minutes of the Planning meeting held on Monday 16th November 2020 at 7.30pm via Zoom.

Present: Cllr Miscandlon Gerstner, Munns, Windle, Whitwell (Cllr Mason & Boden not on committee)

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

P86/2020. To receive apologies for absence from members.

Cllr Mrs Mayor (personal), Cllr Davies (work – but will endeavour to attend later in the meeting)

P87/2020. To confirm and sign minutes from the last meeting of the Planning Committee held on Wednesday 4th November 2020.

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

P88/2020. Declaration of member's interests.

Cllr Mrs Laws – Portfolio Holder for Planning at FDC, will be in attendance but will not comment unless invited to on a policy matter.

Cllr Miscandlon as a substitute member of the FDC Planning Committee.

P89/2020. Public Forum. - To allow members of the public to address the Council. Time Allowed 15 mins total.

There were no members of the public present.

P90/2020. Presentation via Zoom by Mr Dino Biagioni – Managing Director & Mr Stephen Buddle – Land & Planning Manager – Rose Homes (EA) Ltd – Land along Ramsey Road. (15 Mins).

Mr Biagioni

Land at Ramsey Road known as the Bower Field, backing onto the Bower advised Rose Homes hold an interest in this site and it has been put forward in FDC local plan. They are mindful to bring it forward as a windfall site. The area of land is essentially in a flood zone. Modelling has been done, the EA have confirmed majority of the site is flood zone 3. Hydraulic modelling can be undertaken to ascertain what zones each area of the land falls into. Some of the zone 2 and 3 may be suitable for development, the cost of the hydraulic modelling is not inconsiderable, and they are mindful to seek the views of the council on this site. It is a good site and close to town, their understanding is it benefits from artificial defences.

Mr Stephen Buddle

Up to 10 acres could be useable subject to managing any flood issues. What would the council like should this proceed, apartments, bungalows, starter homes, self-build, large homes, or just a few houses, not necessarily a high-density development.

Cllr Mrs Laws advised the new Fenland local plan was at the second call to site to site stage, all statutory bodies have been contacted and all information will be published by the end of December 2020.

Cllr Gerstner "I am speaking on behalf of the many residents on Ramsey Road and Church Street. We cannot support any development on this piece of land. There are numerous planning related constraints along with the current traffic issues and concerns the residents have flagged up at two public meetings. There are still valid points made on the 'refused planning appeal March 1990."

Cllr Mason - "In support of Cllr Roy Gerstner and as the District Councillor for this application I would strongly object to any application for planning.

A similar application was refused by Fenland District Council in March 1980 and the Decision Notice contained nine separate reasons for refusal, all of which still stand as objections to this day. I will comment on just one.

The proposed development will result in substantial increased levels of traffic generation onto Ramsey Road which connects with the A605 by means of a highly substandard junction. Given the prevailing traffic conditions on the A605 this will lead to a further deterioration in the safety and free flow of traffic through the town. Consequently, the proposal of any planning application is premature pending the provision of a relief road for the town"

Cllr Mrs Windle – There has been 2 residents meetings organised over the last 3 years to discuss highways and traffic issues on Ramsey Road/Church Street and the comments are as follows:-

2017 - Resident's meeting on Friday 15th December 2017 at Whittlesey Conservative Club, Whitmore Street, Whittlesey attended by approx 70 people.

2019 - Resident's meeting on Tuesday 17th December 2019 at St. Andrew's Church Hall, Parkinson Lane, Whittlesey attended by approx 80 people.

The subjects of speeding, HGV vehicles, traffic calming, double yellow lines were discussed at length at both meetings. Concerning Church Street/Ramsey Road, an increase in addition vehicular traffic in the area would cause more problems

Members of the Committee commented it was refreshing to see planners approaching the town council for their views, Cllr Mrs Laws advised members that the Planning Department at FDC are always being lobbied for sites with bungalows with garages.

P91/2020. To consider Planning Applications received from FDC for comments including:

F/YR20/0861/F - Phase 4 Land at Bassenhally Farm, Drybread Road, Whittlesey, Cambridgeshire Erect 130 x dwellings (10 x 3-storey 4-bed, 11 x 3-storey 3-bed, 1 x 2-storey 5-bed, 22 x 2-storey 4 bed, 59 x 2-storey 3-bed, 19 x 2-storey 2-bed, 4 x 2-storey 1-bed and 4 x 2-bed flats) with associated garages, parking and landscaping. – deferred from 4th November 2020 Planning Meeting.

Cllr Boden – Access from Green area in the centre of phase 4 to Feldale place, must be constructed in such a way that through traffic cannot use it, but it must be able to be used for disability scooters and wheelchairs. Currently Sorrel Avenue would proceed all the way through phase 2A, 3 and 4 and come out on Drybread Road, the effect of this would be catastrophic, the really bad effect will be travelling Eastbound from the Peterborough area, the temptation to avoid two roundabouts and traffic lights will be to use Stonald Road, Bassenhally and Drybread as a rat run. It is essential to ensure this is not used as a rat run.

Cllr Boden suggested object on the grounds that access has not been sufficiently restricted to Feldale Place and the football ground and secondly no access from the whole of Larkfleet estate to Stonald Road/ Drybread Road. Cllr Boden suggested a restriction of 50 properties on phase 4 with access onto Drybread Road, all others on phase 4 or other phases should be directed onto the A605. A physical barrier could be situated to restrict the amount of properties, or a preferred option to have these properties on their own cul du sac so no other vehicles from the site could access Drybread Road.

Cllr Gerstner asked where the cycle path and footpath for children travelling to and from the school. Drop bollards had been considered when the site plan was initially discussed, however these are not on the plans and could not be accommodated within the plan.

Cllr Munns advised the Feldale site will also be impacted and informed members of the following:

- There are multiple teams training from 1800 - 2100 Mon - Weds approx 30 vehicles at the Feldale football site.
- U18 matches on Thursday nights 1830 - 2200 approximately 50 vehicles
- Saturday training junior matches in the morning followed by senior games in the afternoon 0930 - 1830 approx 30 vehicles until 1230 followed by 80 vehicles until 1830
- Sunday, we have games in the morning and afternoon 0930 - 1200 approx 30 vehicles, 1230 - 1700 approx 40 vehicles

These are all approximations but particularly on a Saturday afternoon we have around 100 spectators on average and 150 for a more prestigious game.

Recommendation: The Town Council recommend rejection of phase 4 in its current form, but are mindful to approve a revised layout with the type and number of properties (50) accessing the site from Drybread Road. The proposed layout is very problematic, Whittlesey Town Council would welcome Larkfleet communicate with the council or the officer at Fenland District council to discuss changes to the proposed layout and resolve the issues that have arisen.

F/YR20/0987/F – Erect a single-storey detached log cabin to existing dwelling at 50 High Causeway, Whittlesey

The Town Council have no objection and therefore recommend approval.

F/YR20/1042/F – Erect a single storey rear extension to existing dwelling at 12 Oldeamere Way, Whittlesey, PE7 2RH

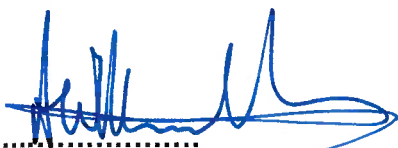
The Town Council have no objection and therefore recommend approval.

F/YR20/1044/TRCA – Works to 1 no Cotoneaster and 1 Ash Tree and Fell 1 no Cotoneaster in conservation area at 4 Gracious Street.

The Town Council recommend that the works to the trees meet the Conservation Officers approval and the Arboriculturist report, and also the works are carried out by a qualified tree surgeon.

P92/2020 Date of next meeting Wednesday 2nd December 2020

Meeting Closed: 20:30.



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Cllr Alex Miscandlon
Chairman
Planning Committee

