

WHITTLESEY TOWN COUNCIL - Planning Committee

Minutes of the Planning Meeting held on Wednesday 7th July 2021 at 7.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY

Present: Cllr Miscandlon, Gerstner, Mrs Mayor, Whitwell, Mrs Windle, Nawaz,

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

P38/2021. Election of the Chairman

The Clerk asked for nominations. Cllr Whitwell proposed Cllr Miscandlon as Chair, there were no other nominations, the proposal was seconded by Cllr Haq Nawaz with a unanimous vote in favour.

P39/2021. Election of Vice Chairman

The Chairman asked for nominations and duly proposed Cllr Munns, there were no other nominations the proposal was seconded by Cllr Mrs Mayor with a unanimous vote in favour.

P40/2021. To receive apologies for absence from members.

Cllr Munns, Davies, Mockett (work), Cllr Mrs Laws due to Covid step 3 and 4.

P41/2021. To confirm and sign minutes from the last meeting of the Planning Committee held on Thursday 29th April 2021.

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

P42/2021. To receive members' declarations of disclosable pecuniary, non-disclosable pecuniary or non-pecuniary interests in relation to any agenda.

F/YR21/0654/F Cllr Whitwell and Cllr Mrs Mayor both declared non-pecuniary interests in this application and advised they would take no part in the discussion or vote.

Cllr Miscandlon as Substitute on FDC Panning may make comment but will reserve the right to change his mind should more information become available.

Cllr Mrs Mayor as a member of FDC Panning may make comment but will reserve the right to change her mind should more information become available.

E/YR21/0663/F Cllr Gerstner declared a non-pecuniary interest as this one of his neighbours.

P43/2021. Public Forum. - To allow members of the public to address the Council. Time Allowed 15 mins total.

3 residents were present.

Mr Steve Robertson – Resident. (This is from Mr Robertson and is written in 1st person)

I refer to application F/YR21/0533/F, change of use from retail to hot fast-food takeaway.
I was going to register my hope that the town council would object to this application, but this evening I found out that FDC have passed this.
In the circumstances I wish to still make the points I wanted to raise about this.

I believe we have been in this situation before, and if my memory serves me correctly, having too many of one type of outlet is not a valid planning objection. I am sure this will be made clear in the subsequent discussion.



I am strongly against this application. Can I also point out that Nisa have installed stainless steel and glass counters at the rear of their shop; I do not know what they are for, but they look suspiciously like fast food counters.

But let me play devil's advocate and make a few points to you.

Making an unqualified comment such as "we need more independent retail outlets" is true, but not helpful and will get us nowhere.

What retailers do you want? What goods are missing in the town? How will you attract those retailers?

What retailers will risk starting up when the town council is intent on supporting edge of town supermarkets selling a wide range of goods?

Some time ago a small shop opened in the centre of town selling Eastern European foods.

Immediately the Coop and NISA started selling the same lines and the independent shop eventually closed.

What retailer is going to try a new venture in the town if this is what happens?

I would love to see more different shops in the town but look around and see how many vacant outlets we currently have that nobody wants.

If you, the town council, cannot attract retailers to the centre of town then I am afraid we are stuck with more fast-food outlets, estate agents and charity shops and hairdressers.

Mr Steve Buddle Rose Homes re: F/YR21/0654/ F – Erect 203 x dwellings (34 x 2-storey 2-bed, 99 x 2-storey 3-bed and 70 x 2-storey 4-bed) with associated garages, parking, landscaping, and the formation of 2 new accesses at Land North of Guildenburgh Water, Eastrea Road, Whittlesey. (Presentation by Mr Buddle and is written in 1st person)

- Obviously Rose Homes are not against the principle of Development. As I am sure you are aware we have submitted the land to the north to be included in the new emerging local plan. Hence my attendance tonight.
- BDW Planning Statement 5.32 states that there are no adverse impacts of the proposal that outweigh the benefits. We feel this is not accurate.
- We have spoken to Cambs Highways and our own consultants and if the 2 new accesses and sleeper lane are granted then this will seriously limit the towns growth, because any possible future development to the north of this part of the A605 will be restricted by Cambs CC Highway new access design criteria.
- We believe this application is premature and should not be permitted at this time and should be considered along with all the other submissions made during the recent call for sites.
- We feel this site should be considered in conjunction with the emerging Local and Neighbourhood plans and to appropriately help grow the area sustainably and correctly. If this application is permitted, it will severely inhibit future growth to the East of Whittlesey given that any meaningful development is restricted elsewhere in the absence of a southern relief road.
- The previously granted planning permission for the supermarket has a roundabout and as stated in point 3.25 of the submitted BDW planning statement is extant and capable of implementation at a future date if required. We feel the roundabout is by far the best and safest solution and would enable the East of Whittlesey to grow in the future as permitted without unnecessary restrictions.
- According to BDW point 3.24 the planning for the mixed-use employment land has expired, which is very disappointing for the town.
- This application does not guarantee a supermarket and will not deliver the roundabout. At the very least if the Town Council are minded to recommend approval it should be on the basis that both the supermarket and roundabout are delivered as a condition of planning.
- This application also provides No Affordable housing and suggests that BDW will also expect to pay a reduced 106 Contribution due to a viability that as far as I am aware has not yet been submitted and scrutinised. It is based on generic evidence in a Viability Report in the emerging Local Plan prepared by HDH Planning & Development Ltd which demonstrates that development across the district is marginal in financial terms. However, this report confirms that southern parts of the district are more viable and so Rose Homes are surprised that the Council would consider this is acceptable. We appreciate that other National Developers have recently been successful in their Viability arguments, but they did at least submit detailed reports to justify their site-specific conditions. We find it strange that BDW rely on the emerging local plan with regards to viability, but do not want to wait for its adoption before submitting this application.



- The possible short term economic benefits of granting the current application will be far outweighed by the long-term effects on the town and the local community.
- The Town Council is about to begin Consultation on its Draft Neighbourhood Plan next week, which I am sure will take a long-term Holistic approach to the future of the Town and local area. I feel strongly that we must not be blinkered again by the expectation of finally getting a new supermarket. You must not allow planning to be granted on a piece meal basis and should thoroughly consider the Wider Long-Term Impact of any planning application as part of that process.

Mr Buddle thanked members for their time.

My name is Stephen Hodson is a retired Chartered Surveyor and Planning Consultant and is requesting the council vote against this proposal at Saxon Pit. (Written in first person)

It is accepted that Saxon Pit was and is an industrial area. However, what is proposed is way beyond acceptable, being so close to a residential area.

Firstly, what is being dealt with on site is the processing of 250,000 tonnes of Incinerator Bottom (IBA) . It is claimed it is non-hazardous. However, it is stored until mature, like compost, and then moved to be processed. Hydrogen sulphide and Dioxins are likely to be present and give off unpleasant smells and possible contamination of ground water. This is regularly pumped into the Kings Dyke River. The I.B.A. is processed to extract metals and then the whole removed from site.

In addition 50,000 tons of demolition materials will be imported to be processed and removed.

The applicants agent claims that all lorries visiting and leaving the site will come from the west and not through the Town. This may be true for IBA but demolition materials will inevitably come to Saxon from the east, south or north, all lorries driving through the town. However,

It has come to my attention that a massive incinerator is being planned in Wisbech. It is so big it requires Government approval. I will make a prediction if Wisbech is approved and Saxon goes ahead Wisbech will be sending IBA to Saxon through Whittlesey for processing . Saxon would then apply for an increased capacity to 500000 their original idea.

Much is made of the HGV movements on the A 605 that took place when Saxon Pit was an actual brickworks, it closed in 2011.

From the Consultant's own report there were 22 HGV movements in and 22 movements out per day.

The same report shows 46 HGVs in and 46 out for the proposal .This is a huge increase and does not support the Consultants claim that there will only be a difference of 0.15% of impact of HGV movements on the A605.

My other concerns are the hours of operation. The original approval operating scheme by Thory's in 2013 was 8 am until 5 pm Monday to Friday. No operations at weekends or Bank Holidays.

The applicants proposal is obscene, the site will operate 24 hours a day for importation, and depositing on site of I.B.A and demolition material Including Sundays, Bank Holidays the only exception if Christmas Day!!

External crushing and screening of demolition material 8 am to 6 pm through the week.

There will also be external movement of IBA & C&D up to 11pm at night. Essential servicing etc can be done within 24 hours on any day of the year.

Imagine, the noise from a large JCBV loading shovel on concrete at any time is a nuisance but through the night is an aberration. Many dwellings will be affected by this excessive noise , some on Peterborough Rd.

The whole world is talking about climate change. These proposals would not comply with the Peterborough and Cambs Council report on Climate Change 2020 with the reduction required in Carbon emissions.

Finally, the pollution from the HGV traffic will be worsened. Reading of N02 and particulates will increase. A decision on the planning application should be delayed until a new report on the expected effect by the proposal on the A 605 has been produced by County Highways.

The A605 is already surcharged (see Peterborough Highways Department on the Kings Dyke Bridge).

Once this scheme is operational the promised tests and checks will not be easy to assess or operation on a regular basis.

There are approximately 900 new houses either built, under construction or planned for the town, don't let's short-change these new and the existing 16,000 residents who will have a blight on their life with this proposal on their doorstep.

P44/2021. To consider Planning Applications received from FDC for comments including:

F/YR21/0533/F - Change of use from retail unit to a hot food takeaway (sui-generis) including installation of extraction/ventilation equipment and external alterations at 6 Queen Street Whittlesey Peterborough Cambridgeshire PE7 1AY.

Cllr Mrs Mayor advised she had responded to FDC as the Town Councillor and recommended the application be refused. The Town Council also recommend refusal as there are anomalies with the flu and how it will affect residents in the flat who had not been consulted on this application. Cllr Miscandon will contact FDC as Planning as Cllr Mrs Mayors recommendations do not seem to have been taken into consideration.

F/YR21/0556/F - Erect 1 x dwelling (single-storey 2-bed) and 1.2m (approx) high wall with railings involving removal of existing 2.1m high brick wall at Land East Of 18 Hemmerley Drive Whittlesey Cambridgeshire.

The Town Council recommend refusal on the grounds of over intensification of site and not in keeping with the houses surrounding the development.

F/YR21/0559/O - Erect 1 x dwelling involving the demolition of existing outbuildings (outline application with all matters reserved) at Land East Of 21A East Delph Whittlesey Cambridgeshire.

The Town Council recommend refusal of this application on the grounds of over development of this site. There has been an application at another site where a turntable has been accepted to enter and exit the site, however this is a small house on a small site and is not warranted.

F/YR21/0625/F - Erect a single-storey rear extension, a porch, and a detached garage, and convert existing garage to form additional living accommodation to existing dwelling at 6 Park Lane Whittlesey Peterborough Cambridgeshire PE7 1JA.

The Town Council recommend approval however advise that the property must never be sold as a separate dwelling and must always remain as part of the main property.

F/YR21/0627/F - Erect a single-storey rear extension, a first-floor side extension and enlarge first floor bay window, to existing dwelling at 10 Glenfields Whittlesey Peterborough Cambridgeshire PE7 1HX – recommend.

The Town Council have no objection and therefore recommend approval.

F/YR21/0641/VOC - Variation of Condition 10 of planning permission F/YR11/0256/F (Construction of a 2.7 MW solar energy farm, to include the installation of solar panels with substation and 3no inverters, access track, 2.2-metre-high security fencing and cameras) to allow extended operational life to 18 July 2052 at Land South of Reach Drove Whittlesey Cambridgeshire.

The Town Council have no objection and therefore recommend approval.

F/YR21/0646/TRCA - Works to 1 x Hazel tree, 1 x Apple tree and 1 x Rambling Rose within a conservation area at 37 Church Street Whittlesey Peterborough Cambridgeshire PE7 1DB

The Town Council recommend approval providing the work is carried out by an authorised tree surgeon.

F/YR21/0654/F - Erect 203 x dwellings (34 x 2-storey 2-bed, 99 x 2-storey 3-bed and 70 x 2-storey 4-bed) with associated garages, parking and landscaping, and the formation of 2 x new accesses at Land North of Gildenburgh Water Eastrea Road Whittlesey Cambridgeshire.

The Clerk to email FDC to see if an extension can be obtained until the 20th of July, the day after the planning meeting.



F/YR21/0663/F - Insertion of a dormer extension to north roof slope of existing dwelling at 11 Ashline Grove Whittlesey Peterborough Cambridgeshire PE7 1DW

The Town Council have no objection and therefore recommend approval.

F/YR21/0669/F - Erect a single-storey extension to rear of existing dwelling at 141 Stonald Road Whittlesey Peterborough Cambridgeshire PE7 1QP

The Town Council have no objection and therefore recommend approval.

F/YR21/0681/VOC - Variation of condition 3 to enable amendment to approved plans of planning permission F/YR19/0808/F (Erect part 2-storey part first-floor front/side extension to existing dwelling involving removal of existing conservatory) at 89 Wype Road Eastrea Peterborough Cambridgeshire PE7 2AZ

The Town Council have no objection and therefore recommend approval.

F/YR21/0695/F - Erect a single-storey rear extension and conversion of garage to living space including render to part front of existing dwelling at 99A Wype Road Eastrea Peterborough Cambridgeshire PE7 2AZ

The Town Council have no objection and therefore recommend approval.

F/YR21/0696/O - Erect 1no dwelling (outline application with all matters reserved) at Land East Of 48 Quakers Drove Turves Cambridgeshire

The Town Council recommend refusal as this is contrary to LP12 and there is no justification for a house in the open countryside.

F/YR21/0706/F - Change of use of existing detached domestic garage to a tattoo studio (retrospective) at 129 Drybread Road Whittlesey Peterborough Cambridgeshire PE7 1XL

The Town Council recommend approval but would like to ensure that this business meets all medical needs associated with a tattoo and that there is adequate parking at the site, the Town Council also are not supporters of taking shops away from the centre of Town, there are already too many hairdressing, sports therapist and nail technicians working from home. The Town Council also suggest that the Environmental Health team at FDC should be consulted to ensure they comply with all regulations.

CCC/21/024/FUL - Application for full planning permission for the Importation, storage, processing including use of trommel, picking and recycling of 250,000 tonnes per annum of incinerator bottom ash (IBA) and 50,000 tonnes per annum of construction and demolition (C&D) waste, for exportation for use as incinerator bottom ash secondary aggregates (IBAA) Location: Former Saxon Brickworks, Peterborough Road, Whittlesey, Cambridge, PE7 1PD

The Town Council request that a deferment of the decision is taken by CCC for the following reasons.

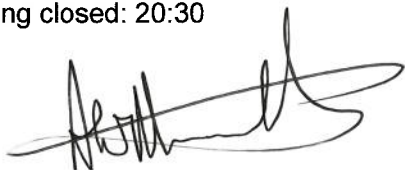
1. Until a more up to date 'enhanced' traffic survey including HGV's be carried out, to consider:- The cumulative Impact Effect and Assessment both direct and indirect on the A605
2. Has the applicant demonstrated the site will comply with Carbon Zero by 2030/50.

Additional Information.

There was no additional information.

P45/2021 Date of next meeting: Monday 19th July 2021

Meeting closed: 20:30



Cllr Alex Miscanlon
Chairman
Planning Committee

