

## WHITTLESEY TOWN COUNCIL — Planning Committee

Minutes of the Planning Meeting held on Monday 13<sup>th</sup> December 2021 at 7.30 at Peel House, 8 Queen Street, Whittlesey.

**Present:** Cllr Miscandlon, Whitwell, Mrs Windle, Davies, Nawaz, Boden

**Officer in Attendance:** Mrs Sue Piergianni – Town Clerk & RF0

### **P76/2021. To receive apologies for absence from members.**

Cllr Gerstner (personal) Mrs Mayor (personal), Mockett (personal), Mrs Laws (personal), Munns (personal).

### **P77/2021. To confirm and sign the minutes from the last meeting of the Planning Committee held on Wednesday 1<sup>st</sup> December 2021.**

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

### **P78/2021. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and non-pecuniary interests in relation to any agenda item.**

F/YR1211/F & F/YR1212/LB – Cllr Mrs Windle is a neighbour and will speak and 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.

### **P79/2021. Public Forum**

Mr David Palmer spoke on application F/YR21/1360/O, the original application at the show field was only allowed following a reduction of 50 properties. Should this new application for 58 properties, it will now be a total of 278 properties, more than the very first application. If the build is allowed, the run-off will need to be piped away and will go into East Delph Dyke. The access to this proposed site is to come from the persimmon site. Surveyors have been to Wash Lane with a view to purchasing two properties and then using this as an access road onto the B1040. When the B1040 floods, there will additional vehicles trying to get out via Teal Road onto Drybread Road, on a school route. There is contamination on the proposed field as when the land was flattened a couple of years ago, the machinery must have cracked an underground fuel tank, with the water ingress into this tank and the amount of rain, this now comes out of the ground onto the field. At the west end of the field, the archaeologists advised they had discovered items of interested, more than expected and should someone with to build on the site, further excavation will need to take place. There is limited provision for recreation areas apart from near a large expanse of deep water.

### **P80/2021. To consider planning applications received from FDC and CCC.**

#### **F/YR21/1211/F - Conversion of existing outbuilding to 3 self-contained rooms and formation of 3 parking bays at Falcon Hotel 1 London Street Whittlesey Peterborough Cambridgeshire PE7 1BH.**

The Town Council have no objection and therefore recommend approval but have concerns about parking and would request that double yellow lines are installed on Paradise Lane to prevent further parking issues

#### **F/YR21/1212/LB - Works to a Listed Building to facilitate conversion of existing outbuilding to 3 self-contained rooms and formation of 3 parking bays at Falcon Hotel 1 London Street Whittlesey Peterborough Cambridgeshire PE7 1BH.**

The Town Council have no objection and therefore recommend approval but have concerns about parking and would request that double yellow lines are installed on Paradise Lane to prevent further parking issues

**F/YR21/1223/F - Erect 1 x dwelling (2-storey 3-bed) at Land Northeast Of 36 West End Whittlesey Cambridgeshire.**

The Town Council have no objection and therefore recommend approval.

**F/YR21/1294/TRCA - Fell 1 x Birch tree within a conservation area at 21 Horsegate Whittlesey Peterborough Cambridgeshire PE7 1JD**

The Town Council have no objection and therefore recommend approval.

**F/YR21/1354/F - Erect a storage building and associated works at Land South of Loc-Box Self Storage Station Road Whittlesey Cambridgeshire**

The Town Council have no objection and therefore recommend approval.

**F/YR21/1360/O - Erect up to 58 no dwellings (outline application with matters committed in respect of access) at Land Northeast Of 3-31 Hemmerley Drive Whittlesey Cambridgeshire**

The Town Council recommend refusal of the above development on the following grounds:-

1. This site was not included in the Local plan for development. (FDC 6-year land supply).
2. This was originally one site with planning for a maximum of 249 dwellings which is the site limit, the site has now been split 220 on the existing site and further 58 on this part, therefore making a total of 278 dwellings, far more than the site can accommodate.
3. The site is not suitable due to its low level, there will be more water that will need to run off to an area that already floods, however should FDC be minded approving this application an essential condition must be enforced, and that be NO build-up of the existing site as this will create issues in the adjoining properties.
4. There will be significant additional pressure put on the junction at the exit of Hartley Grange on the B1040 and in turn East Delph. Once again if FDC approve this application, a condition must be put in place that the developers build a roundabout.
5. The developers are trying to squeeze so many properties into a constricted site and there is no doubt that this will cause significant overlooking issues to existing properties.
6. FDC passed a declaration that there will be no additional building north of the town and this extends past the building line to the North and is after the development of the Showfield site.
7. Should the development be approved, further archaeology needs to be carried out as initial test pits revealed items of interest.

**F/YR21/1368/F - Conversion of existing garage to a 2-bed residential annexe ancillary to existing dwelling at 2 Hemmerley Drive Whittlesey Cambridgeshire PE7 1NE.**

The Town Council have no objection and therefore recommend approval however wish a stipulation be placed on any permission stating that this may never be a separate property and must remain as part of 2 Hemmerley Drive.

**F/YR21/1389/F - Replace existing timber framed windows with upvc framed windows to front of existing building at 29 - 29A Whitmore Street Whittlesey Cambridgeshire**

The Town Council have no objection and therefore recommend approval providing all the comments from the conservation officer are taken into consideration.

**F/YR21/1402/F - Erect 1 x dwelling (2-storey 3-bed) involving the demolition of existing West boundary wall and outbuilding within a conservation area at Land North Of 5 St Andrews Place Whittlesey Cambridgeshire.**

The Town Council have no objection and therefore recommend approval.

**F/YR21/1437/F - Erect 2 dwellings (1 x 3-storey 6/7 bed dwelling and 1 x 3-storey 5/6-bed dwelling) with integral garages involving the formation of a new vehicular access at Plots 2-3 Land West Of 450 March Road Turves Cambridgeshire**

The Town Council have no objection and therefore recommend approval.

**Additional Information**

There was not additional information.

**P81/21. Date of next meeting: Wednesday 12<sup>th</sup> January 2022**

Meeting Closed: 20:30



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Cllr Alex Miscandlon  
Chairman  
Planning Committee

