

WHITTLESEY TOWN COUNCIL — Planning Committee

Minutes of the Planning Meeting held on Wednesday 2nd February 2022 at 7.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY

The Chairman opened the meeting and thanked the members of the public who had registered with the Clerk to attend the meeting. Whilst the Council is aware that meetings are open to the public, it would have been irresponsible to allow too many people into the room as we the country are only just recovering from COVID hence the reason for registering to attend.

Present: Cllr Miscandlon, Munns, Davies, Nawaz, Mrs Laws, Whitwell, Boden

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

Recording: This recording is made as an aide memoir for the Clerk.

P07/2022. To receive apologies for absence from members.

Cllr Mrs Mayor, Mrs Windle, Mockett, Gerstner,

P08/2022. To confirm and sign the minutes from the last meeting of the Planning Committee held on Wednesday 12th January 2022

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

P09/2022. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and non-pecuniary interests in relation to any agenda item.

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

Cllr Mrs Laws – Portfolio Holder for Planning at FDC will attend the meeting and will contribute if asked by the Chairman for advice and clarification on any policy matters.

The Chairman suspended standing orders to allow Cllr Boden to read a statement from CCC

Saxon Pit Whittlesey

The former brick clay industrial buildings at Saxon Pit are now used for a variety of authorised uses with planning permissions issued by Cambridgeshire County Council for waste developments and for non-waste related uses by Fenland District Council.

Stabilisation and Buttrressing Works

The main active operation at the site relates to the buttrressing and stabilisation of the quarry sides and subsequent restoration of the land through the importation of inert waste. This work has recommenced having ceased during an Environment Agency investigation resulting from the identification of unauthorised imported waste material at the site. Local residents have been provided with briefing note updates by the Environment Agency on this matter. These works have now continued under an Environment Agency watching brief with officers making regular site visits to ensure that operations continue in accordance with the Environmental Permit issued.

Imported inert material is screened on site to remove any large rocks etc. during the permitted operational hours of 07:00 to 17:00 Mondays to Fridays, 07:00 to 13:00 Saturdays with no operations on Sundays or Bank Holidays in accordance with planning permission F/2015/18/CW. This is the same screener that has been used for a number of years at this site and has not previously resulted in any complaints of noise



resulting from its operation. The site operator has confirmed that the screener is only operational during the hours stated above when necessary.

Johnsons IBA recycling

A planning application is being considered by Cambridgeshire County Council under application reference CCC/21/024/FUL for the importation of Incinerator Bottom Ash (IBA) and Construction and Demolition (C&D) waste to produce Incinerator Bottom Ash Aggregate (IBAA) for use as a recycled secondary aggregate for the construction industry.

This application is currently out to consultation for a third time following the submission of additional information relating to the assessment of noise impact, highway matters and the provision of biodiversity net gain. This consultation ends on 25 February 2022.

Technical responses are currently being received from consultees and further written comments are being received from neighbouring occupiers.

It is anticipated that the application will be presented to the County Council Planning Committee for consideration on 16 March 2022. All of the neighbour representations received from each round of consultation will be taken into consideration in the determination of the application.

Confirmation has been received from the applicant's agent that whilst some preoperational works have been carried out at the site, including the delivery of a trommel to the site, this has not yet been connected and operational activity at the site will only commence in accordance with planning permission should this be issued by Cambridgeshire County Council following their determination of the planning application.

Johnsons have confirmed that their Compliance Officer is visiting the site tomorrow and will remind all personnel on site that no operations should commence without the benefit of planning permission.

AW Jenkinson

It is understood that AW Jenkinson Ltd who manufacture timber products has occupied a further unit within the Saxon Pit site utilising an existing Fenland District Council (FDC) consent for industrial use. It is also understood that at this time the company is operating in accordance with the requirements of the conditions attached to that valid planning permission.

Complaints of Smell and Noise

Both County Council Officers and FDC Environmental Health Officers (EHOs) have been in receipt of complaints regarding an 'earthy' odour and more recently regarding a persistent mechanical noise in the vicinity of the Saxon Pit site. To date none of the complainants has definitively identified the source of the smell or noise. These matters now form part of an active investigation by FDC EHOs who are liaising closely with County Council and Environment Agency colleagues to appraise them of the progress of the investigation.

As detailed above there is no evidence at this time to support the suggestion that these issues are in any way related to either the ongoing quarry side stabilisation works that operates within the time limits specified in their planning permission only or to the proposed IBA and C&D waste recycling facility which is not yet operational. However, should the FDC EHO investigation reveal any evidence to the contrary, the appropriate enforcement bodies would take appropriate action to ensure that any unauthorised activity resulting in an unacceptable level of noise or odour nuisance is appropriately addressed.

P10/2022. Public Forum

21 members of the public were present.

Whilst standing orders were still suspended the Chairman asked members of the public if they wished to make comment, these are detailed below



Noise.

This is a continuous noise that has been recorded using a sound monitor and is above what is accepted for noise. There has been no attempt by the occupants to reduce the noise and work within the times allotted to the site. This affects the quality of life and wellbeing, people can't go out in the garden, open windows and this is an area of the aging population.

Odour.

The smell emitting from the site is awful and acrid and residents are reluctant to use their gardens or have their windows open due to the ingress of odour into the property.

Timings.

The operators continue to operate from early in the morning and there is a constant drone which sounds like a trommel, the only time it is quiet is in the evenings. A proposed screen of trees will not eliminate the noise

Highways

The current highways are in a deplorable condition and an increase in traffic movements as is planned will have a massive detrimental effect on the currently highways system. A resident asked, 'how is a road defined as being 'At capacity''. Any increase in traffic will incur further damage to the road which will require expensive repairs that will be the responsibility of CCC.

Railway.

Suggestion was made and a map given out showing a historic railway siding into the site, could this be investigated as this will save considerable damage and reduce expense of highways repairs.

Complaints

Residents advised it was not clear who to complain to, WTC, FDC or CCC, they were advised of the complaint route and who to send their comments to, the Chairman for clarity purposes requested that the Planning app be posted on WTC website giving all the contact information for CCC

P11/2022. To consider planning applications received from FDC and CCC.

F/YR21/1519/F - Erect a 2-storey side extension to existing dwelling at 47 Grounds Way Coates Peterborough Cambridgeshire PE7 2BU

The Town Council have no objection and therefore recommend approval.

F/YR22/0008/F - Installation of Red-Light Safety Equipment (RLSE) at Level Crossing Ramsey Road Whittlesey Cambridgeshire

The Town Council have no objection and therefore recommend approval.

F/YR22/0010/VOC - Variation of condition 14 (list of approved drawings) of planning permission F/YR19/0744/F (Erect 1 x dwelling (2-storey, 6-bed) with a detached double garage with storage above, and the temporary siting of a caravan (during construction) - to enable repositioning of garage at 61 March Road Coates Peterborough Cambridgeshire PE7 2BX

The Town Council have no objection and therefore recommend approval.

F/YR22/0018/F - Erect a single-storey side extension to existing dwelling at 12 Plover Road Whittlesey Cambridgeshire PE7 1YU

The Town Council have no objection and therefore recommend approval.

F/YR22/0028/F - Erect a pod at rear of existing dwelling for use as a hairdressing salon (Class E (g)) at 38 Horsegate Whittlesey Peterborough Cambridgeshire PE7 1JD

The Town Council have no objection and therefore recommend approval.

F/YR22/0029/F - Change of use of existing barn (B2/B8 use) and associated land to equestrian use (retrospective) at Land East Of 132 Cock Bank Turves Cambridgeshire

The Town Council have no objection and therefore recommend approval.



F/YR22/0040/F - Erect 1no dwelling (2-storey, 4-bed) involving demolition of existing dwelling at 260 March Road Coates Peterborough Cambridgeshire PE7 2DL.

The Town Council have no objection and therefore recommend approval.

CCC/21/024/FUL Location: Former Saxon Brickworks , Off Peterborough Road, Whittlesey, Cambridgeshire, PE7 1PD, Proposal: 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).

Whittlesey Town Council recommend refusal of this application due to the fact within the application documentation there is no appraisal appertaining to traffic movements and the pollution created by the 90 plus vehicle movements per day. This will breach health and safety regulations for pollution in this area of the town. There is also no guarantee within the application that all the vehicles will be entering the site from the West.. The toxic pollutants and hazardous waste contravene the permit that has been granted and no solution has been put forward or agreed on to contain or neutralise this toxic material within the site.

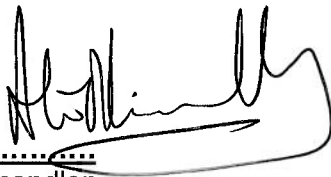
Cllrs voted in favour to reject this application; however, Cllr Mrs Laws and Boden did not vote are they are not on the planning committee.

Additional Information

Planning Training - AM

P12/2022. Date of next meeting: Monday 14th January 2022

Meeting Closed: 21.10



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Cllr Alex Miscandlon
Chairman
Planning Committee

