

WHITTLESEY TOWN COUNCIL — Planning Committee

Minutes of the Planning Meeting held on Monday 14th March 2022 at 7.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY

Present: Cllr Miscandlon, Gerstner, Whitwell, Mrs Mayor, Mrs Laws, Mason, Nawaz, Mrs Windle.

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

P24/2022. To receive apologies for absence from members.

Cllr Mockett & Davies (work), Cllr Munns (personal)

P25/2022. To confirm and sign the minutes from the last meeting of the Planning Committee held on Wednesday 2nd March 2022

Ratified: The minutes of the meeting held on Wednesday 2nd March were approved and signed as a true record.

P26/2022. 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 Panning 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.

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.

F/YR22/0169/0 – Cllr Mrs Laws declared a personal interest and would leave the room whilst this item was discussed.

Cllr Whitwell & Cllr Mrs Mayor on Item P27/2022 an also F/YR22/0169/0, both declared an interest in these items.

P27/2022 – Presentation from Mr Dino Biagioni Managing Director – Rose Homes (EA) Limited (in first person).

Thank you for allowing us the opportunity to address your meeting this evening regarding development of land on the east of Whittlesey north and south of the A605 Eastrea Road. RH hold an interest in just over 63 acres of FZ1 land to the north of the A605 Eastrea Road, indicated in yellow on the map. BDW have an application pending on land immediately to the south – highlighted in pink – their planning ref is F/YR21/0654/F.

RH believed it appropriate to put our land forward for consideration as part of the new Fenland Local Plan. We could have applied for a policy compliant windfall 'urban extension' site for up to 249 dwellings and sought to masterplan it in a way that would enable us to extend the site further north over time. However, we believed a more responsible and respectful approach was to promote the entire site via the local plan.

Following BDW presentation to you on 18th February 2021, we began assessing what, if any, impact this might have on our ability to develop our land in the future.

We had correspondence and a virtual meeting with CCC Highways in late February of 21 and were told via email that their "preference would be for a roundabout to be formed" and advised that the current BDW proposal "ghost island right turn configuration is likely to impact / limit access options available" for our site.

We met with representatives of BDW in an attempt to work together on a joint access, but they were not prepared to consider revising their access proposals.



We then commissioned various access option assessments and, following comments from Highways we undertook road safety audits on all the options they believed showed any chance of being acceptable.

Once we had these RSA's we submitted a CCC Highways pre-application request to discuss our access options as well as a review of the BDW scheme. We have had 2 full meetings with H/Ways and our consultants have been liaising with them regularly. The upshot is:

2a Priority Junction Access located approximately half-way between the BDW residential access and the Aldi supermarket access. There are a number of problem areas and the most recent communication from Highways last Thursday advised that CCC had approved moving the bus stop south of the A605 to a position directly opposite the access option we are showing, ruling it out as an option.

Option 2b shows a roundabout located approximately half-way between the BDW residential access and the Aldi supermarket access. Not acceptable due to proximity to proposed BDW and Aldi junctions, issues with cyclists, a 40mph speed limit and problems with vehicles turning right safely out of the BDW residential development.

Option 3 shows a roundabout on the A605 at the bottom of Drybread Road. This has been ruled out due to the approach angles and the need for third party land.

It is clear from the work we have undertaken that the BDW access proposals fetter the ability to develop land north of the A605 in this location which we believe constitutes a material consideration in determining their application.

It also compromises the draft NP that specifically states "New housing development should be located East of the town, adjacent to the built area and strategic allocation north and south of Eastrea Road"

Being respectful of your time, we have been reluctant to address WTC until we had the evidence required to support the position. Now that we have that evidence, we respectfully invite this Planning Committee to consider withdrawing its support for the DBW application in its current form.

Mr Biagioni concluded by saying what BDW are proposing will prevent anyone putting in any developments to the North of the A605 which is approx 63 acres of land and should they have been able to develop this land, it would have offered 600 to 700 homes with 20% being delegated as affordable.

The Chairman asked if members had any comments on this and Cllr Mrs Laws commented on the letter that had been sent by Rose Homes on 4th March 2022 to members and also the presentation, which related to: F/YR21/0654/F Land North of Gildenburgh Water Eastrea Road Whittlesey Cambridgeshire.

My understanding is that the consultation date for F/YR21/0654/F Barrett David Wilson Homes was 22:06:2021 and the expiry date was 13:07:2021

The consultation date for the ALDI Store proposal F/YR21/0001028/ was 21:09:2021 and the expiry date was 12:10:2021

From the first consultation dates above several amendments have been submitted by BDWH & ALDI and for each amendment new drawings are required leading to a 14-day re-consultation period.

On 1st January 2022 the case planning officer went out to all interested parties (statutory consultees and persons that had submitted a response to the original consultation) for the statutory period of 14 days.

On 22nd February 2022 the case planning officer re-consulted only with the Local Lead Flood Authority (LLFA) for clarification on site drainage and Cambridgeshire County Council Highways Department (CCC) for inclusion of the new proposal to install a pelican crossing and bus stops East/West of the site entrance as location/site drawings required at the developers cost.

2021 posted on Fenland District Council Planning Website – Rose Homes submitted a consultation response – supporting the applications in principle but wish to see it carried out in a coordinated way that does not compromise the full potential of the land that would serve the development needs of the settlement. Social Housing & viability mentioned.

Rose Homes is now out of consultation time.



My understanding is the roundabout on the A605 does not extant planning permission as the s278 was never agreed and signed off. This was one of Sainsbury's principal reasons to withdraw from the purchase and not proceed with their application.

This was in relationship to application F/YR14/0991/F Land North of Gildenburgh Water Eastrea Road Whittlesey Cambridgeshire - Sainsbury's Out of Town Retail Store including a Business Park to the rear of the store and adjacent 54-acre Country Park.

Fenland District Council case planning officer has spoken to CCC Highways Officer re the S278 Agreement. His advice is that a s278 Agreement is not opened until planning permission has been granted, as it goes into the finer details and is dealt with sequentially, so therefore isn't a s278 Agreement in place for these schemes.

Confirmed by CCC Highways Officer, Sainsbury's after securing planning permission, subsequently applied to the County Council for a s278 Agreement but the application was closed before the scheme was agreed. In other words, Sainsbury's withdrew prior to gaining Highways Consent to implement the roundabout approved at Fenland District Council planning.

During July 2021 Rose Homes approached Barrett David Wilson Homes. I understand a meeting took place followed by several e-mails.

Rose Homes shared a design for the potential access to the north of the A605, which Travis Baker Consultants had prepared for them. They had assessed the capacity of such a site access using the design traffic flows from ADC's TA and felt it could be suitable for up to 400 additional dwellings and that the access would operate within capacity, but with little reserve. This included maps showing some of Stevenson land Rose Homes have under option. This included an area edged in red is around 63 acres and the blue area is around 12. An area edges in green is around 20 acres and owned by a third party. Rose Homes believed a comprehensive development of this land is very likely to require access from the northwest of the 63 acres under their control due to the limited capacity of Drybread Road.

In their opinion potential capacity to the north of the A605 would be greatly increased via a roundabout instead of a junction.

I understand Barrett David Wilson Homes representative put the opportunity to their director on 28th July 2021 and would report back to Rose Homes when receiving some feedback.

I understand Rose Homes design showing how the access into the land to the north would work (but they would have to pay for in total) and stating that a roundabout would be the best solution for all (as they wouldn't have to pay for anything).

If the site to the north came to fruition, a new s278 scheme would need to be designed by the applicant but in no way does what is being proposed stymie future development – it would appear to make it more expensive for Rose Homes.

Allegedly, the contribution required from Rose Homes is the root of all their comments with Barrett David Wilson Homes. Discussions fell away during the summer of 2021.

The base point is – Rose Homes haven't entered into a pre-application or submitted a planning application to Fenland District Council Planning Department; therefore, Planning Officers and Cambridgeshire County Council Highways Departments as statutory consultees are not able to confirm the development access site arrangements.

Rose Homes submitted the Stevenson's land during Fenland District Council Local Plan Review 'first call for sites.

Recently, I responded to an e-mail from Mr Biagioni requesting for update concerning Fenland District Council Local Plan Review and Whittlesey Town Council Neighbourhood Plan submission.

Unfortunately, Fenland District Council Local Plan Review has been delayed – following over 500 x submitted development sites for consideration and officer where unable to assess the sites fully until COVID restrictions were lifted and we are still waiting for the independent transport consultants to report on all the sites. As Fenland District Council were unable to proceed with a public consultation last year a

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decision was taken to publicise a 'second call for sites' to enable all landowners, agents, developers a further opportunity to submit any other potential development sites for consideration.

Again, this has delayed the process but given landowners time and opportunity to submit potential sites.

It is hoped a draft of Fenland District Council new local plan policies & acceptable sites will be in the public domain by May/June 2022 and landowners, agents and developers will be notified if their sites are acceptable and move to the wider public consultation process.

Whittlesey Town Council Neighbourhood Plan has 14 x policies prepared and isn't development site pacific. Unfortunately, URBED planning consultant due to a bereavement in Australia has taken compassionate leave before completing our basic condition & consulting statement, therefore WTC's submission to Fenland District Council has been delayed. Hopefully, URBEDS consultant returns to the UK this week and will start work on WTCNHP.

If a land comprising of 63 acres came forward for development and a planning application is submitted this would be classified as a 'major' development site.

When viewing other major site applications this can take between 18months – and has been known 14 years from validation, meets policy, consultation advising all the statutory consultee list, S106, viability study to bring to Fenland District Council Planning Committee. Planning approval with conditions must be achieved before a build-out is considered.

Things may change with Lead Flood Authority if the Environment Agency review their flood maps or Highways under consideration for a Whittlesey a southern relief road that would completely alter the number of vehicles and flow of traffic on the A605.

Officers cannot predict or assume what is going to happen in the future – this is the very reason council officers & statutory consultees require a validated planning application to consider each site at the time on its own merit.

P28/2022. Public Forum

Four members of the public present.

P29/2022. To consider planning applications received from FDC and CCC.

F/YR22/0105/F - Change of use of from offices and music studio to 3 x dwellings (2 x 2-bed flats and 1 x 1-bed flat) and (Class E) retail, involving the erection of a first floor and second floor rear extension and front boundary wall and railings with 2.1m high (max height) piers, and insertion of photovoltaic panels on the rear roof slope (part retrospective) at 7A - 9 Market Street Whittlesey Cambridgeshire – Deferred from 14th March meeting.

FDC have now extended to 8th April 2022, this will not be on the next planning meeting.

F/YR22/0106LB - Internal and external alterations to a listed building involving the erection of a first floor and second floor rear extension and erection of a front boundary wall and railings with 2.1m high (max height) piers, to enable a change of use of from, offices and music studio to create 3 x dwellings (2 x 2-bed flats and 1 x 1-bed flat) and (Class E) retail, including photovoltaic panels on the rear roof slope, and alterations to existing dwelling (7A Market Street) at 7A - 9 Market Street Whittlesey Cambridgeshire - Deferred from 14th March meeting.

FDC have now extended to 8th April 2022, this will not be on the next planning meeting.

F/YR22/0169/O - Erect 2 x dwellings (single-storey) and the formation of an access and a 1.2m wide footway to frontage (outline application with matters committed in respect of access, layout and scale) at Land Southeast Of 127 Wype Road Eastrea Cambridgeshire

Cllr Mrs Laws Left the meeting

The Town Council have no objection and therefore recommend approval.

Cllr Mrs Laws re-joined the meeting.

F/YR22/0171/F - Change of use of ground floor from a shop to the preparation and sale of food for consumption on or off the premises including alterations to doorway at 46 Market Street Whittlesey Cambridgeshire PE7 1BD



The Town Council recommend refusal of this application as the information supplied on the application is inaccurate. There is no mention of extractor fans as food is being prepared on the premises, no clarification of what is actually going on within the premises. This application should be retrospective as work has already been started.

F/YR22/0174/F - Erect a 2-storey rear extension to existing dwelling, and detached twin bay garage block (for 17 and Plot East of 17 Hallcroft Road), involving the demolition of existing rear extension and outbuilding at 17 Hallcroft Road Whittlesey Cambridgeshire PE7 1LP

The Town Council recommend approval proving the recommendation from the environmental health office is adhered to

F/YR22/0178/A - Display of 5 x signs: 1 x non-illuminated fascia back board, 1 x internally illuminated fascia sign, 1 x non-illuminated double sided projecting sign and 1 x internally illuminated window sign, and window vinyl at 6 Queen Street Whittlesey Peterborough Cambridgeshire PE7 1AY

The Town council recommend refusal as this is in a Conservation area, it is overbearing on the war memorial, and once again the flat above this property has not been consulted on this application.

F/YR22/0185/F - Erect a first floor and single-storey front extensions, and a 2-storey rear extension to existing dwelling at 3 Irving Burgess Close Whittlesey Cambridgeshire PE7 1QB

The Town Council have no objection and therefore recommend approval.

F/YR22/0189/F - Erect single-storey front and side extensions, and a porch to existing dwelling involving the demolition of existing conservatory at 2 Comptons Brook Whittlesey Peterborough Cambridgeshire PE7 1LG

The Town Council have no objection and therefore recommend approval.

F/YR22/0248/F - Erect a single-storey rear extension, and conversion of loft space to form living accommodation involving the insertion of dormer windows to rear and roof lights to the front of existing dwelling at 63 West End Whittlesey Peterborough Cambridgeshire PE7 1LR

The Town Council have no objection and therefore recommend approval.

Appeals

Members were advised if they had any further information to add to these to write directly to the Building Inspectorate at Temple Quays, Bristol.

F/Y21/0810/0 - APP/D0515/2/21/3286407 - Land West Of 14 Linley Road Whittlesey Cambridgeshire: Erect 1 x dwelling (2-storey 3-bed) involving the demolition of existing garages (outline application with matters committed in respect of appearance, landscaping, layout and scale.

F/YR21/0559/0 - APP/DO515/W/21/3284018 - Land East Of 21A East Delph Whittlesey Cambridgeshire: Erect 1 x dwelling involving the demolition of existing outbuildings (outline application with all matters reserved)

Additional Information

P30/2022. Date of next meeting: Wednesday 6th April 2022.

Meeting closed 8.28

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Cllr Alex Miscandlon
Chairman
Planning Committee


