

WHITTLESEY TOWN COUNCIL – Planning Committee

Minutes of the meeting held on Monday 16th May 2022 at 7.30pm at Peel House, 8 Queen Street, Whittlesey.

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

Officer in attendance: Mrs Sue Piergianni – Town Clerk RFO

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

P37/2022. To receive apologies for absence from members.

Cllr Davies not present and no apologies given, Cllr Mrs Laws & Mockett (personal),

P38/2022. To confirm and sign the minutes from the last meeting of the Planning Committee held on Wednesday 4th May 2022

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

P39/2022. 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 Mayor as a member on FDC Panning may make comment but will reserve the right to change her mind should more information become available Cllr Mrs Mayor also declared an interest in items F/YR22/0440A & F/YR22/0459/F

Cllr Whitwell declared an interest in F/YR22/0459/F

Cllr Gerstner declared an interest in F/YR22/0382/ , he will take part in the discussion but no part in the vote.

P40/2022. Public Forum (Time allowed 15 Minutes)

6 members of the public were present.

Mr S Hodson – Advised members he was speaking on behalf of the Saxongate group ' regarding the MACE application,' he had asked in writing if MACE could meet in person, and this was denied. The HGV's increase in movements of almost 400 vehicles will have a burden on the A605. The Visibility splay is poor to the West and FDC planners have stated all contractors must enter and leave the site to the west. Recently the Saxongate group undertook a traffic survey where a vehicle left and headed west, travelled 100 metres then did a U turn and came back through Whittlesey. Should consent be given a condition must be applied stating no HGVs should travel through Whittlesey MACE's application references the noise assessment from the Saxon works The EA did not consider the reports given were satisfactory and have requested new ones. Mr Hodson advised that readings taken by their consultant at the Brandon site suggested the following noise levels. Gantry movements would be 103 decibels, rotary hammers 92 decibels and HGV'S 100 decibels, acceptable garden noise is around 50 decibels. How did the experts change this high figure into low figures to say the noise will be negligible? MACE application does not mention the pollutants it does highlight risk of certain pollutants. Water will be taken from attenuation pond and through third party land before being discharged into Kings Dyke. Hours of operation they feel are quite reasonable, however the agents have added on occasion workings could go on until 10pm., this is not acceptable and on occasion the site may be required to operate between 8 and 4pm on a Sunday, this is not acceptable

Working lights are set at 12 metres high. Highways state there have not been any accidents on A605, not true as there was recently a fatality at the Kellyvision roundabout. Can mace please confirm that the concrete walling panels will not be manufactured on site and only assembled and then sent out again. We ask the council to recommend the application for refusal.

Cllr Mrs Mayor declared an interest in F/YR22/0382 and advised she would take no part in the discussions or vote when this application is discussed later in the agenda.

Christine Terry F/YR22/0467/F - 40 Whitmore Street – Listed building – application relates to the outbuildings and not the main building , Could the council wait for the conservation report.

P41/222 – Presentation from Mr Peter Goring – MACE Group & Mr Stephen Rice.

Peter Goring - Technical Director of the Technical Unit of Mace Group. They are a high-tech construction company, and he represents MACE tech team. Manufacturing precast concrete elements but not in Whittlesey. The precast factory is in Brandon, they are looking at working 8 – 6 which is standard construction hours, the only time would be the occasional truck to go to site could be outside of these hours and leaving on a Sunday, they are not looking at this as a regular occurrence. The flood lighting will only be on in winter months and will only come on at 8.00am and be off at 6pm. As a business they are net zero carbon, they banned diesel from their sites and use Hydrogenated Vegetable oils (HVO's) with far less emissions., they are looking to have this as an electric site with forklifts and vehicles being powered electrically. They are primarily putting items together and not manufacturing. This gantry crane will be near the railway line. They will be employing around 40 people and are looking for local labour. They will be looking to have 100 on site in 2025/26 when they are working fully.

Stephen Rice – commented on points raised by Stephen Hodson, they have carried out extensive noise monitoring. The Consultant has met with the EHO at FDC today and changes recommended have been accepted by both. All surface water from victory drains to Kings Dyke. Mace will occupy 10 acres of this site and will only discharge at green field run off rate, this has been discussed with the IDB and lead local flood authority and at present there are no objections. The lighting will be downward facing and will be limited in its use. The MACE site sits adjacent to where the science park will be. Mr Rice hopes the new university in Peterborough, supply apprentices to MACE Tech. Vehicle movements are proposed to be 91 cars in and out and 28 HGV's in and out, the HGV'S will head be coming in from Peterborough and heading back out towards Peterborough and onto the A1. Principle noise deemed to come from vehicle movements. The proposal is highly unlikely to generate any dust.

Operations will commence until 8am, vehicle's may be moving between 7 and 8 am. Cllr Mrs Mayor the noise today was horrendous from the pit, there is a vehicle parking outside her house every few days 9.00 to 9.15 today, Mr Rice is not party to this noise monitoring. Cllr Gerstner – we welcome business and good neighbours coming to Whittlesey, we have just had more than a few issues at this site. The previous applicants promised about vehicles coming from the West, can they put something in place to ensure this is monitored. Mr Goring confirmed categorically there would be no vehicles coming from the East, they would only be coming in from the A1 and would be going out West to join the A1. Mr Rice confirmed there is a CCTV camera on the entrance. They are looking to be a local employer.

Mr Rice confirmed the site has extant permission to 2042 as a brickworks. Regeneration of the site should not be heavy industry. Can't do anything about the base, but CCC gave a large proportion of the site to Waste recycling. The existing access will close forever once he can get the Science Park and it will go closer to Forterra. Mr Rice confirmed he would meet with Saxongate when the Science Park moves forward.

Mr Goring confirmed that before they start, they will meet with residents.

P35/2022. To consider planning applications received from FDC and CCC.

F/YR22/0171/F - Alterations to shop doorway to remove recessed porch and create additional internal shop floor space at 46 Market Street Whittlesey Cambridgeshire PE7 1BD Revised proposals. The revision is: Revised Proposed Plans, Design and Access Statement, and Heritage Statement submitted
The Town Council recommend refusal due to the historical character of the building.

F/YR22/0351/F - Replacement windows to existing first floor flat at 3 Falcon Lane Whittlesey Peterborough Cambridgeshire PE7 1BJ

The Town Council have no objection and recommend approval; however, the Conservation Officers recommendation must be followed.

AM

F/YR22/0382 - Change of use of former brickworks to industrial (B2 and E Classes), involving the erection of an office building and 13 x 12.0 high flood lights, the formation of an attenuation basin and construction yard (with crane gantry systems) with associated parking and infrastructure (including street and bollard lighting) at Land West of New Saxon Works Peterborough Road Whittlesey Cambridgeshire.
The Committee voted in favour, three in favour, three abstained therefore the applications was approved.

F/YR22/0424/F - Erect a security boundary fence approx 2.4m high at Chilern Distribution Limited Funthams Lane Whittlesey Peterborough Cambridgeshire PE7 2PA
The Town Council have no objection and recommend approval

F/YR22/0425/F - Erect single-storey side extension to existing dwelling at 2 Eastfield Drive Whittlesey Peterborough Cambridgeshire PE7 1SH
The Town Council have no objection and recommend approval

F/YR22/0440/A - Display of 2no single sided V stack signs and 6no 6.0 metre high (max) rigid flag banners at Land South and West Of 300 Eastrea Road Whittlesey Cambridgeshire
The Town Council have no objection and recommend approval

F/YR22/0441/F - Erect 2-storey side and single-storey rear extensions, porch to front and 2.275 metre high (approx) wall and gate including widening of existing vehicular access to existing dwelling at Cherry Tree Farm 18 Turf Drove Turves Peterborough Cambridgeshire PE7 2DJ
The Town Council have no objection and recommend approval

F/YR22/0445/F - Erect 2no single-storey rear extensions to existing dwelling at 184 Eastrea Road Whittlesey Peterborough Cambridgeshire PE7 2AJ
The Town Council have no objection and recommend approval

F/YR22/0459/F - Erect 5no dwellings (2no 3-bed, 2-storey and 3no 3-bed, 2-storey with attached garages) at Land North of Red Barn Turves Cambridgeshire
The Town Council have no objection and recommend approval

F/YR22/0467/F - Erect single storey detached outbuilding and garage to rear of existing dwelling involving demolition of both existing buildings at 40 Whitmore Street Whittlesey Peterborough Cambridgeshire PE7 1HE – The Clerk will request a deferment until the WTC Planning meeting on the 1st of June 2022.

F/YR22/0484/TRCA - Fell a Eucalyptus (red) tree within a conservation area at 24 Barrs Street Whittlesey Cambridgeshire PE7 1DA
The Town Council recommend refusal as there is no tree officer report present or justification for removal of the tree.

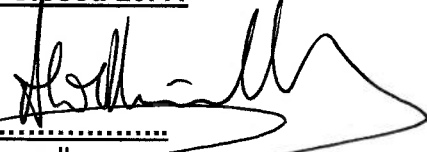
F/YR22/0486/TRCA - Works to 2no Beech trees within a Conservation Area at 4A Gracious Street Whittlesey Peterborough Cambridgeshire PE7 1AP
The Town Council have no objection and recommend approval providing the works are carried out by a reputable tree operative.

F/YR22/0504/TRTPO - Works to 2no Lime trees covered by TPO 02/1991 at 39 Cemetery Road Whittlesey Peterborough Cambridgeshire PE7 1RT
The Town Council have no objection and recommend approval providing the works are carried out by a reputable tree operative.

Additional Information

P36/2022. Date of next meeting: 1st June 2022

Meeting Cipsed 20:41


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Alex Miscandlon
Chairman
Planning Committee

