

WHITTLESEY TOWN COUNCIL — Planning Committee

Minutes of the meeting held on Wednesday 6th July 2022 at 7.30pm at Peel House, 8 Queen Street, Whittlesey.

Present: Cllr Miscandlon, Cllr Munns, Mrs Windle, Gerstner

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

P52/2022. To receive apologies for absence from members.

Cllr Whitwell (personal), Cllr Nawaz (personal), Cllr Mrs Laws (work), No apologies were received from Cllr Davies.

P53/2022. To confirm and sign the minutes from the last meeting of the Planning Committee held on Wednesday 1st June 2022

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

P54/2022. 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.

P55/2022. Public Forum (Time allowed 15 Minutes)

Three members of the public were present.

Steve Hodson – Advised members he would like to offer his support for the two applications 7A-9 Market Street. However, for application F/YR22/0679/F he has a major concern that the according to the planning application the storm water from the roadway will go into the foul sewer, this is not good practice, and he requested that WTC ask the applicant to explore discharging the storm water into the CCC gully system.

P56/2022. To consider planning applications received from FDC and CCC.

F/YR22/0105/F - Change of use of from offices at first and second floor levels, including erection of ground floor garden room to rear and first and second floor rear extensions to form 3 x flats (3 x 1-bed), involving the erection of front boundary wall and gate (max height 2.1m), and insertion of photo-voltaic panels on the rear roof slope (part retrospective) at 7A - 9 Market Street Whittlesey Cambridgeshire Revised proposals have been received in respect of the above. The revision is: Revised Existing and Proposed Plans, Revised Heritage Statement and Room Data Sheets (with associated works proposed) submitted.

The Town Council recommend approval providing all recommendations from the Environment Agency, Cambridgeshire Constabulary and the Fenland conservation team are adhered to when determining the application. The heritage statement reads that all paintings have been surveyed and decisions made as to how they will be protected during the building works, accessed after, and conserved for the future. All proposals will have to be agreed with the conservation officer

F/YR22/0106/LB - Internal and external alterations to a listed building to facilitate the change of use of from offices at first and second floor levels, including erection of ground floor garden room to rear and first and second floor rear extensions to form 3 x flats (3 x 1-bed), involving the erection of front boundary wall and gate (max height 2.1m), and insertion of photo-voltaic panels on the rear roof slope (part-retrospective) at 7A - 9 Market Street Whittlesey Cambridgeshire Revised proposals have been received in respect of the above. The revision is: Revised Existing and

MCA

Proposed Plans, Revised Heritage Statement and Room Data Sheets (with associated works proposed) submitted

The Town Council recommend approval providing all recommendations from the Environment Agency, Cambridgeshire Constabulary and the Fenland conservation team are adhered to when determining the application. The heritage statement reads that all paintings have been surveyed and decisions made as to how they will be protected during the building works, accessed after, and conserved for the future. All proposals will have to be agreed with the conservation officer

F/YR22/0610/F - Erect first-floor side and single-storey rear extension to existing dwelling involving demolition of existing conservatory at 10 Manor View Whittlesey Peterborough Cambridgeshire PE7 1TF

The Town Council have no objection and therefore recommend approval

F/YR22/0627/F - Erect a 2-storey rear extension to existing dwelling at 30 Bassenhally Road Whittlesey Peterborough Cambridgeshire PE7 1RN

The Town Council have no objection and therefore recommend approval – FDC Planning to ensure that any overlooking windows are dealt with in line with policy.

F/YR22/0625/F - Erect a 2-storey 2-bed dwelling at Land to The South Of 68C High Causeway Whittlesey Cambridgeshire

The Town council recommend refusal due to over intensification of site and the detrimental effect this will have to the health and wellbeing of the neighbours.

F/YR22/0645/F - Erect a dwelling (2-storey, 3-bed) and detached garage at Land East Of 4 James Gardens Whittlesey Cambridgeshire

The Town Council have no objection and therefore recommend approval but would like it noted that the majority of properties in the vicinity are bungalows.

F/YR22/0650/F - Formation of a vehicular access and installation of electric car charger unit on front elevation of existing dwelling at 9 Church Street Whittlesey Peterborough Cambridgeshire PE7 1DB

The Town Council have no objection and therefore recommend approval

F/YR22/0672/F - Reserved Matters application relating to detailed matters of appearance, landscaping, layout, and scale pursuant to outline permission F/YR21/0173/O to erect 2 x dwellings (2-storey 5-bed) at Land Southeast Of 75 Coates Road Eastrea Cambridgeshire

The Town Council have no objection and therefore recommend approval

F/YR22/0678/F - Erect a front porch, single-storey side extension and installation of solar panels to roof of existing dwelling at 24 South Green Coates Peterborough Cambridgeshire PE7 2BJ

The Town Council have no objection and therefore recommend approval.

F/YR22/0679/F - Erect 9 x dwellings (5 x 2-storey 4-bed and 4 x 3-storey 3-bed) and the formation of a new access, involving the demolition of existing glasshouses (part retrospective) at Land West Of 36 Peterborough Road Whittlesey Cambridgeshire

The Town Council recommend approval however are concerned about the water runoff from the site. The applicant has advised the storm water will go into the foul sewer and not the recommended route of Stonald Road. This has the potential to cause flooding in this area, which has historical precedent. This was also pointed out in the public section of the meeting by resident who lives close by and has extensive knowledge of planning and development procedures. Whittlesey Town Council request that applicant seeks an alternative method for the discharge of water.

F/YR22/0701/0 - Erect up to 4 x dwellings (outline application with matters committed in respect of access) at Land North Of 59 And 61 March Road Coates Cambridgeshire

The Town Council recommend refusal of this application due to Lp12, the access road, this is also back land development.

F/YR22/0710/F - Change of use of land for 30no touring caravans with associated hard standing and to erect facilities block, bin store, chemical waste plant and sewage treatment plant at Land Northeast Of 351 Drybread Road Whittlesey Cambridgeshire

The Town Council recommend refusal due to the unsuitability of the access roads for the traffic movements, there are no passing bays large enough for vehicles towing caravans, also there are now disabled facilities detailed in the plans.

F/YR22/0742/F - Erect a first-floor side extension and front door canopy to existing dwelling and rendering to all elevations at 1A Beggars Bridge Coates Peterborough Cambridgeshire PE7 2DH

The Town Council have no objection and therefore recommend approval

Street Naming Request: Minimum of 4 names for the development, Land North of Gildenburgh Water, Eastrea Road. SNN/2022/0063 – 6 additional names required.

Members were disappointed that the Cabinet had not yet responded to Wendy Lake regarding the royal names that had been submitted, but suggested some other names, Peartree walk, Apple way, Cherry blossom Road, Plumtree, Quince, Almond.

APP/DO515/W/22/3291336 – F/YR21/0508/O – Land Northeast of 80 Coates Road, Eastrea – Erection up to 5 x dwellings and the formation of new accesses (outline application with all matters reserved) – Comments to be sent the Planning Inspectorate by 13th July 2022.

Additional Information

Appeal Decision: F/YR22/0303/F – APP/DO515/D/22/3295939 – Erection of a detached double garage for existing dwelling – 61 March Road, Coates, PE7 2BX – The appeal is allowed.

P57/2022. Date of next meeting: Monday 18th July 2022

Meeting Closed: 20:09



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Cllr Alex Miscandlon
Chairman
Planning Committee

