

WHITTLESEY TOWN COUNCIL — Planning Committee

Minutes of the Planning Meeting held on Wednesday 5th October 2022 at 6pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY

Present: Cllr Alex Miscandlon, Whitwell, Boden

Officer in Attendance: The Town Clerk was on annual leave; the minutes were taken by the Chair.

P76/2022. To receive apologies for absence from members.

Cllr Gerstner, Windle, Nawaz & Munns (all personal), There were no apologies from Cllr Davies.

P77/2022. To confirm and sign the minutes from the last meeting of the Planning Committee held on Wednesday 7th September 2022

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

P78/2022. 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

P79/2022. Public Forum (Time allowed 15 Minutes)

Four members of the public were present.

Mr Alan Bessant presented the following information from the Saxongate residents' group to members regarding the planning application CCC/22/092/VAR (extension of time for works on the Eastern Buttress).

We object to this application and would like to see a delay for a more thorough review to protect residents' interests.

The original restoration planning approval dates from 2003. Works should have taken 2-5 years and our understanding is that the intention was that the people of Whittlesey were supposed to have access to a new nature area.

We have six main points regarding the new application:-

- 1) Dust (need for monitoring and mitigation).
- 2) Noise (need for monitoring and mitigation + reduced working hours / exclude weekends).
- 3) Plan - there should by now be a plan with milestone dates for the full restoration scheme and ongoing monitoring.
- 4) Water treatment scheme to mitigate the pollution risk from flooding.
- 5) The future of the restored area - public access and right of way.
- 6) New biodiversity and ecology reports to fully reflect all the changes since 2004 and the new industrial operations at the pit.

Please see explanations / justifications below:-

1)The Dust mitigation plan from 2006 says that dust from the operations is unlikely and refers to a water bowser and wheel wash station. We have seen no dust mitigation and understand that the use of too much water is now an issue due to the non-conforming waste. There is no wash station being used of which we are aware. We think the Earthwork operations do produce significant dust and would like to see an updated dust management plan with modern mobile site based automated basic dust and noise monitoring. We would also like the use of a low water volume misting system to be considered to help manage site dust.

2)The sound reports in the application do not appear to match the current works (Southern not eastern face) and the measurements do not appear to match the current location which is much closer to the Eastern



boundary now. Ad-hoc monitoring is also not effective as the works are intermittent and vary varied by location and weather conditions. We think the Earthwork operations do produce significant noise and would like to see modern mobile site based automated basic dust and noise monitoring to ensure compliance to permitted times and noise levels. We also think the requested operating times (which include Saturdays) should be reduced to minimise disturbance for residents. It may also be harder for Government agencies to police permits at weekends.

3) This scheme is 15-20 years behind schedule and has become more complex due to the potentially illegal use of non-conforming waste which now leaves a long-term need for monitoring. Residents would like to see an overall plan for all the remaining restoration works with milestone completion dates. The lack of an overall plan with measurable targets might be one reason works are so far behind.

4) The plans will in effect seal the pit like a bathtub to protect water courses from the non-conforming waste. There will be improved drainage to minimise water entering the pit but at 70 hectares and with the need for dust mitigation on multiple industrial operations we see that water may build up. Contamination from the various operations may also build up in any water trapped in the pit. There has been flooding in the past (photo attached) and companies have resorted to pumping contaminated water into Kings Dyke. The EA would like to see a water treatment plant to enable water to be pumped out safely. We think the need for a water treatment plant / the fact that untreated water must not be pumped out of the pit should be written into any restoration planning applications. We are told significant weather events will be more prevalent in the coming years.

5) We would like clarification if the restored land will be open to public access in perpetuity and protected from future development. The current restoration plan does not guarantee that (point 6.31). This is a disappointment considering how long people have waited and the level of disturbance for residents.

6) The biodiversity plan states there have been no new surveys and the restoration plan does not cover any of the new business activities in the pit (including the lorry trailer park which now appears to cover part of the restoration area) and states there are no active businesses (point 2.2). The view from the proposed nature zone has changed (photo attached) and there is at times significant dust and odour entering the restoration zone from the new business operations. There are also deer and kites moving into the pit (possibly other species). A die back of flora on the perimeters has also been noted over the years and has been much more marked in the last year (possibly dust related?). We think there should be a new ecology survey covering these points and any impact on the original intention of a restored nature / amenity area for the town with public access.

P80/2022. To consider planning applications received from FDC and CCC.

F/YR22/0625/F - Erect a 2-storey 2-bed dwelling at Land to The South Of 68C High Causeway Whittlesey Cambridgeshire Revised proposals have been received in respect of the above. The revision is: one. Swept path added to site plan 2. First floor windows obscured.

The Town Council recommend refusal of this application on the grounds of over development of site, highways access and in line with WTC's previous refusal of this site.

F/YR22/0990/F - Erect a dwelling (2-storey 4-bed) at Land Northeast Of 31 - 35 New Road Whittlesey Cambridgeshire

The Town Council recommend refusal of this site on the grounds of over development of the site and overlooking of neighbouring properties.

F/YR22/1009/VOC - Removal of condition 3 (Construction Environmental Management Plan), relating to planning permission F/YR22/0557/F (Convert existing barn and office buildings to 3 x dwellings (1 x single-storey 1-bed & 2 x 2-storey 3-bed) including raising the barn roof height and erect a 2.4m high boundary fence, involving and the demolition of existing barn) at Buildings South East Of 132 Cock Bank Turves Cambridgeshire

The Town Council have no objection and therefore recommend approval.

F/YR22/1019/F - Erect a single-storey storage building to front of existing dwelling at 1 Abbey Way Whittlesey Peterborough Cambridgeshire PE7 1LD

The Town Council recommend refusal on the grounds of not in keeping with the existing street scene and out of the building line of the street scene

F/YR22/1045/F - Erect 1x dwelling (2-storey 4-bed) at Land South Of 21-23 Park Lane Whittlesey Cambridgeshire

The Town Council have no objection and therefore recommend approval.



F/YR22/1049/F - Erect a first-floor rear extension to existing dwelling at 36 Eastrea Road Whittlesey Peterborough Cambridgeshire PE7 1SG

The Town Council have no objection and therefore recommend approval.

F/YR22/1050/0 - Erect 1no dwelling (outline application with all matters reserved) at Land South Of 30 Bassenhally Road Whittlesey Cambridgeshire

The Town Council recommend refusal on the grounds of over development of site, highways issues and the barn adjacent to the conservation area has already been removed.

F/YR22/1062/F - Temporary siting of a mobile meeting room (for a period of 5 years) at 32 Gracious Street Whittlesey Peterborough Cambridgeshire PE7 1AR

The Town Council have no objection and therefore recommend approval.

F/YR22/1067/F - Erect a single-storey front extension and first floor rear extension at 131 - 133 Wisbech Road Coates Peterborough Cambridgeshire PE7 2DT

The Town Council have no objection and therefore recommend approval.

F/YR22/1079/F - Change of use from retail (E) to coffee bar (sui generis) including sale of alcohol (retrospective) at 2A Broad Street Whittlesey Peterborough Cambridgeshire PE7 1HA

The Town Council have no objection to the retrospective change of use from retail to a coffee bar (sui generis), however we have no powers to grant a license for the sale of alcohol.

F/YR22/1083/F - Erect a 2-storey rear extension, and insertion of windows to side of existing dwelling at 24 Barnfield Gardens Coates Peterborough Cambridgeshire PE7 2DY

The Town Council have no objection and therefore recommend approval.

CCC/22/092/VAR - Section 73A planning application to continue the importation of controlled inert wastes for the buttressing, stabilisation and restoration of a former mineral excavation face together with an associated waste reception area without compliance with Conditions 5 (time limit for importation and deposit of waste fill), 6 (time limit for site preparation, buttressing, stabilisation and restoration), 35 (restoration programme), 36 (submission of restoration and landscaping), and 39 (ecology management plan) with the cessation of importation and deposit of waste by 2 years from the date of the decision and the cessation of site preparation, buttressing, stabilisation and restoration by 2 years and 2 months from the date of the decision. Land At Saxon Pit, Peterborough Road, Whittlesey, Peterborough, Cambridgeshire, PE7 1PD

The Town Council recommend refusal in line with the Saxongate report as detailed in the minutes of this meeting held on the 5th of October 2022 and attached to this email for CCC.

Additional Information

PROPOSED UPGRADE TO EXISTING RADIO BASE STATION INSTALLATION AT CTIL: 10728224, ABBEY PRODUCE, WHITTLESEY, NENE LODGE, FUNTHAMS LANE, PETERBOROUGH, PE7 2PB, N.G.R E: 523963 N: 297088

Appeal Ref: APP/D0515/W/21/3286407 / F/YR21/0810/O Land west of 14 Linley Road, Whittlesey PE7 1TP • The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission. The appeal is allowed

P81/2022. Date of next meeting: Monday 17th October 2022



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Cllr Alex Miscandlon
Chairman
Planning Committee

