

# WHITTLESEY TOWN COUNCIL — Planning Committee

## Minutes of the meeting held on Wednesday 1 February 2023 at Peel House, 8 Queen Street, Whittlesey, PE7 1AY

**Present:** Cllr Miscandlon, Munns, Whitwell, Nawaz, Davies, Mason, Mrs Laws

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

**Recording:** The recording is made as an aide memoir for the Town Clerk.

### **P06/2023. To receive apologies for absence from members.**

Cllr Mrs Windle & Gerstner (personal)

### **P07/2023. To confirm and sign the minutes from the last meeting of the Planning Committee held on Wednesday 11<sup>th</sup> January 2023.**

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

### **P08/2023. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and non-pecuniary interests in relation to any agenda item.**

Cllr Mrs Laws & Miscandlon

### **P09/2023. Presentation from Matthew Wilkinson - Development Manager for Lincolnshire Coop.**

Mr Wilkinson advised the head office is in Lincoln, they have quite a lot of stores and in the north but are now expanding further south.

The proposed store will have 19 parking spaces, they will be using local contractors for the build and will be taking on 12 members of staff from the local population, if possible, there will be 3 – 4 deliveries per day, one will be an articulated lorry, the other vehicles will be smaller and will be local produce.

Cllr Mrs Laws expressed concern about the following potential issues, access and traffic on the A605, Coates primary school, and the crossing which is close to the entrance of the store and the entering and exiting of vehicles to the site. Coates already has a very good convenience store which offers a post office. Mr Wilkson advised the Coop are not looking to open any further post offices and their store will not have a post office located in it. Mr Wilkinson stated the existing store is approx. 1200 sq. ft, the proposed store will be about 3000 sq. ft, he added there is an increasing number of homes in the area and they feel there is a business need. The store entrance is designed to work in harmony with the crossing. They have engaged with a highways consultant, the site already has access for HGV due to its previous use. They do not undertake in public consultation and wish to present the plans through the statutory process.

Cllr Nawaz - What are the wider range of products that may be offered?, he also fears the local community shops build up a good rapport with the local residents!. Is this too close to the existing local store? Mr Wilkinson advised they offer a much larger selection of fresh food and produce to prevent people having to drive longer distances and are open 7am to 10pm 7 days a week, also people shop twice as often as they did 20 years ago. This store will also attract people driving through.

Cllr Davies – Is there enough space for the HGV's to turn round?. Mr Wilkinson advised yes there is space.

Cllr Miscandlon – Expressed concern about contamination on this site, Mr Wilkinson confirmed they have done some testing and nothing so far has been flagged..

Cllr Laws –Advised they will be asked to submit a contamination report as part of the validation process.. Are they considering acoustic fencing around the site due to the delivery vehicles? She was assured they would be happy to submit a noise document. Cllr Laws did add, she was disappointed about another Coop, but refreshing to see Aldi. Cllr Laws did mention that within her ward she has a complex housing over 60's they find the pricing at the Coop quite expensive, Matthew confirmed they are totally independent and offer high quality produce at the best prices.

HW

## P10/2023 Public Forum

Six members of the public present.

Mr Hodson – The former Anker site has been empty for a long period of time and feels it is suited to social housing, he is concerned about the school, and the store may be better suited nearer the land where the proposed 400 homes will be built.

## P11/2023. To consider planning applications received from FDC and CCC.

### F/YR21/1295/F – Formation of hardstanding and construction of a pond (part retrospective) at COVEVA GROUP FROGCHEM LTD, Station Goods Yard, Station road, Whittlesey, PE7 1GU

The town council recommend refusal due to failure of the company to comply with planning regulations. They have submitted retrospective planning and altered the site without prior consent, furthermore the council are concerned about contamination due to the overall condition of the site. The Ward Cllr has tried on three occasions to go to site to view and has now been able to get in. The Town Council suggest a full inspection is carried out by the Environmental Health Team at Fenland, and if access is not provided suggest they view the site from Whittlesey Town Council's allotment site.

### F/YR23/0013/F - Erect 3x dwellings (2-storey 3-bed) at Land North Of 47-53 New Road Whittlesey Cambridgeshire

The Town Council have no objection and therefore recommend approval.

### F/YR23/0032/F - Erect first floor rear extension to existing dwelling and raising of eaves to existing garage to form storage area at 20 Manor View Whittlesey Peterborough Cambridgeshire PE7 1TF

The Town Council have no objection and therefore recommend approval.

### F/YR23/0037/F - Subdivision of existing retail unit to 2 retail units at 8 - 10 High Causeway Whittlesey Peterborough Cambridgeshire PE7 1AE

The Town Council have no objection and therefore recommend approval.

### F/YR23/0045/F - Erect a 2-storey rear extension and porch to front of existing dwelling at 30 Claygate Whittlesey Peterborough Cambridgeshire PE7 1QL

The Town Council have no objection and therefore recommend approval.

### F/YR23/0050/TRCA - Felling of 1no Aesculus carnea tree within a Conservation Area at Holy Trinity Church North Green Coates Cambridgeshire PE7 2BQ

The Town Council have no objection and therefore recommend approval.

### F/YR23/0052/TE1 - Installation of Smart Metering equipment to be mounted on a 12.0m pole including 1 x Omni at 13.15m high, 1 x GPS antenna at 12.3m high and 1 x 3G Omni antenna at 11.6m high, and installation of Smart Metering equipment mounted on a concrete plinth, including an enclosure and a meter pillar at Pump House South Green Coates Cambridgeshire

The Town Council have no objection and therefore recommend approval.

## Additional Information

Cllr Mrs Laws asked for permission from the committee to speak as the town councillor on an application for 58 houses on land between the Showfield and Hemmerley Drive, this is due to Cllrs Boden (having to attend another meeting so is unable to attend the FDC planning meeting) and Mrs Mayor (on planning committee and will be voting on the application), the committee voted unanimously in favour of this request.

**P12/2023. Date of next meeting:** Monday 13th February 2023

Meeting Closed: 8.15



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Cllr Alex Miscandlon  
Chairman  
Planning Committee

