

WHITTLESEY TOWN COUNCIL – Planning Committee

Minutes of the meeting held on Wednesday 5th April 2023 at 7.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY.

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

Officer in Attendance: Mrs Sue Piergianni Town Clerk & RFO

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

P31/2023. To receive apologies for absence from members.

Cllr Mason, Munns, & Nawaz, Mrs Laws (All persona).

P32/2023. To confirm and sign the minutes from the last meeting of the Planning Committee held on Monday 13th March 2023

Ratified: The minutes from the meeting held on Monday 13th March 2023 were approved and signed as a true record.

P33/2023. 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 she is attending as a ward Cllr in place of Cllr Munns but will be taking no part in the meeting.

Cllr Mrs Windle – F/YR22/1045/F will not speak or take part in any discussions.

P34/2023. Public Forum (Time allowed 15 Minutes)

Mr Barry Wainwright – F/YR23/0245/0 – Pointed members towards the Fenland local plan and quoted from the vision statement 'Homes and jobs will be closely linked to each other with infrastructure such as schools, roads, open spaces and health facilities being developed at the same time, new development will take into account the area of where these will be situated' The development is outside the strategic allocation of LP11. His main concern is the access, 175 properties could put 2000 additional journeys on Drybread Road. The only other alternative would be via the housings estates on the avenues which would similarly become congested. He requested that Whittlesey's planning committee reject this application.

P35/2023. To consider planning applications received from FDC and CCC.

F/YR22/1045/F - Erect 1x dwelling (2-storey 4-bed) at Land South Of 21-23 Park Lane Whittlesey Cambridgeshire Revised proposals have been received in respect of the above. The revision is: 1. Arb Impact assessment and ecology surveys received 2. Revised heritage statement 3. Additional information included on the site plan and street scene.

The town council recommend approval of this application following the advice given on the FDC portal. The public footpath must remain open and unobstructed at all times. Applicant should adhere to the suggested planting and the bat and bird boxes.



F/YR23/0193/F - Erect a first floor side (LHS) extension and a part 2-storey/part single storey side (RHS) extension, and a porch to front of existing dwelling, involving the demolition of existing garage and carport at 19 Marne Road Whittlesey Cambridgeshire PE7 1UQ

The town council have no objection and therefore recommend approval.

F/YR23/0225/F - Erect a 2-storey rear extension and a single-storey side porch involving demolition of existing front porch to existing dwelling at Park Farm Cottage 240 Grassmoor Bank Whittlesey Peterborough Cambridgeshire PE7 2NA

The town council have no objection and therefore recommend approval.

F/YR23/0245/O - Erect up to 175 x dwellings (outline application with matters committed in respect of access) at Land South Of 250 Drybread Road Whittlesey Cambridgeshire.

The Town Council recommend refusal of this application as the existing road infrastructure (Drybread Road) is not suitable, neither is the single track road from the A605 via Decoy lakes, this area is also outside of the FDC emerging local plan as well as the agreed Neighbourhood plan for Whittlesey (which was approved recently) the council also would like to make the following comments:

At a recent FDC planning meeting when the Neighbourhood Plan was raised, there seemed to be more focus at undermining the plan than to adhere to the principals of the plan. 3.1.9 Policy 1b) this proposal IS significant and although East, is NOT North and South of Eastrea Road as the policy was written or intended.

The main point we need to raise is that our schools have no more room. Even with the extension of our senior school, this was predicted to have a life span of 8 years without taking in to account those developments that have been agreed since that proposal was agreed. We can evidence this with our current numbers and recent successful appeals for just one additional student, never mind the numbers any new development will bring. Please consider that we also have an agreed consent for significant developments adjacent to Snowfields and in Coates. To this end we would like to recommend refusal of this application and to 'land bank' this site as the most sensible location to for a future primary school, to replace the existing Alderman Jacobs and thus allowing Sir Harry Smith's school to attain the whole site and remain central to our Town. The 'new' primary school would then alleviate all of the well-known traffic issues on Drybread Road and would have the already planned cycle route on Drybread Road to its doorstep.

Additional Information

Members were advised that the following statement had been sent to Fenland Planning as supplementary information to application F/YR22/0710/F - Touring Caravans at Decoy Lakes

Whittlesey Town Council would like to offer further local knowledge and observations to the justification statement from the agent.

We support the recommendation from highways with regard to the location and extent of the passing places. The existing ad hoc passing places are no more than access strips to the fields and are not of suitable quality or length to accommodate anything more than a single car at best. We would also like to point out that there is no reference to the single lane access from the approach from the East, which is equally most likely to be used, as it is now, by those accessing Decoy Lakes, evidenced by the sign providing direction at the start of that single track.

Although this track is straight, it has an incline from Decoy Lakes that restricts any view from what is approaching from the A605.

Their own advertising documentation advertises 272 fishing pegs which would increase their own estimated vehicle use from 60 to well over 120 vehicles, even if car sharing was considered. As a local council we can also verify that access is well used currently in both directions by far more commuting traffic than agricultural vehicles, the partially collapsed ditches on either side of the road



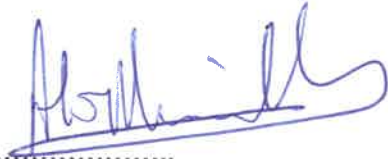
show clear vehicle tracks where cars have had to pass. Within the last 2 weeks whilst trying to pass on this single track, an ASDA delivery driver found themselves balancing on 2 wheels in the ditch.

There is also no consideration on how this single track can be safely used during non-daylight hours, when clearly it is not even possible to identify the type of vehicle approaching until it is too late. There will also be nothing to stop or redirect those towing caravans away from the school zone on Drybread RD which would create road chaos in the area.

As stated by Highways, the extended passing places at 150m intervals would alleviate the passing issues but would need to be on both stretches of the single track.

P36/2023. Date of next meeting: Monday 17th April 2023

Meeting closed: 7.42



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Cllr Alex Miscandlon
Chairman
Planning Committee

