

WHITTLESEY TOWN COUNCIL — Planning Committee

Minutes from the meeting held on Wednesday 2nd August 2023 at 7.30pm at Peel House, 8 Queen Street, Whittlesey.

Present: Cllr Black, Laws, Nawaz, Dickinson, (Mayor & Dorling – Not on committee)

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

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

P57/2023 To receive apologies for absence from members.

Cllr Wainwright & Arman (personal)

P58/2023. To Elect the Vice Chair.

The Chairman deferred this item to the next meeting.

P59/2023. To receive the minutes from the Planning Committee held on Monday 17th July 2023.

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

P60/2023. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and non pecuniary interests in relation to any agenda item.

Cllr Mrs Laws Portfolio holder for Planning at FDC and will not take any part in the meeting but will offer advice on any policy matters if required.

P61/2023. Presentation from Ian Reilly and George Wilkinson for Allison Homes on the Outline proposal of up to 175 dwellings off Drybread Road, Whittlesey (F/YR23/0245/O).

The presentation from Allison Homes is attached with members comments.

Cllr Laws advised that FDC ask for 20% social housing, Allison Homes advised they wish to provide that the required percentage. Cllr Laws also enquired if the rent to buy scheme is an option. Mr Reilly advised they will look at this and discuss with Dan Horn at FDC. Cllr Mrs Laws requested they do not put the affordable housing in one corner, it must be spread across the development.

Cllr Nawaz – Asked for a split on the housing and is there any retirement bungalows. Mr Reilly advised the plan is only at outline stage. Plus, there is no legal need for retirement bungalows. Cllr Nawaz also asked what the demographic will be, again Mr Reilly advised at outline there is no fixed layout, however Allison Homes would be looking towards a family mix a possibility of 50% 3 and 4 bed and the rest 1 and 2s, with a possibility of rent to buy. Cllr Nawaz asked about the drainage and was advised this responsibility is Anglian Water. Cllr Nawaz was concerned about the infrastructure in particularly Drybread Road and the safety access to the primary school, also the provision of doctors and requested that if Mr Reilly has any details on these items, he provides them.

Cllr Nawaz also asked them to ensure Drybread Road is always kept free of mud.

P62/2023. Public Forum (Time allowed 15 Minutes)

Five members of the public were present.

The statement below was from the Saxongate group and read out by one of it's members. We (I) thought the meeting was Monday so I will take the opportunity to add some extra detail.



We were sent noise level monitoring data from a very unhappy resident. Their Saxongate noise meter seems to track with levels reported by the EA so is representative.

I have attached a file for information with their readings. We think the original Noise impact assessment predicted noise levels 1db above the loudest background noise (day time operations). This resident has measured 18-30 dB above that level at times. Keep in mind 10db would be twice as loud.

The EA know this is not acceptable. This is one reason why people are so unhappy and perhaps why we are not seeing any numbers.

There are ad-hoc noise peaks but we suspect the longer-term all day noise issues are from Johnsons equipment.

I should note that other planning applications (such as the eastern buttress restoration extension) have included planning surveys which by frequency and noise analysis claim to identify which item of kit is responsible for a sound peak and even where it is based (on that occasion a bulldozer moving on concrete near the lagoon). Why is this level of analysis available to support other planning applications but sadly lacking when residents are suffering ongoing noise issues which are driving them to consider leaving their homes?

I have not sent the NIA from the Johnson application and assume the target sound level in our interpretation of the data is correct.

That report is a 25GB file and 111 pages long. If this planning application is designed to help achieve anywhere near the sound levels promised in that detailed technical tome it is unfortunate nothing is referenced to validate that view in the new application. We also think some of the noise issues are from the Johnsons milling shed which will not be improved by this application.

Cllr Dorling as a member of the public requested a considered response to his statement. Cllr Laws to be consulted prior to any report being sent to Cllr Dorling.

Summary of Statement:

- WTC needs to comply with Cambridgeshire's Net Zero by 2045, which includes a commitment to reduce CCC services by 50.4% by 2030 (University College London).
- Reduce charges to residents.

Proposal: All planning proposals should address:

- i. Solar PV panel installation with battery storage.
- ii. Rainwater Harvesting to reduce the demand for potable water and diffuse the issue of surface water to reduce reliance on stormwater drainage facilities.

Background:

In the presentation P61/2023 on an outline proposal for up to 175 dwellings adjacent to Drybread Road. The lexicon of water supply and treatment avoided the following essential issues:

The results of borehole installations installed on the land under consideration.

The impact on surface water in times of torrential rain on the aquifer, existing drainage ditches and the local water table.

There was concern raised about the provision of one attenuation pond (although two were illustrated within the small green space at the Northern end of the site where it was conceded that development would be unwise. The dimensions and safety measures were no more forthcoming than the developer's analysis of their target market.

Why Rainwater solution?

If every property harvested rainwater from roofing, the impact of impervious covering including drives, footways and roads could be mitigated to some extent.

The local water authority (Anglian Water – A.W.) will have reduced demand from new connections if rainwater is used for flushing at least one WC, washing machine garden watering and external cleaning purposes following harvesting.

These intended interruptions would reduce the impact of stormwater and the demands made on the Internal Drainage Board (North Level District IDB) and A.W. In turn, this would reduce the need to pump water and effluent which saves energy.

Why Solar and accumulation?

Sunlight can provide a substantial contribution to sustainable energy. This can help run the heat pumps that the developer suggested would be used in this development proposal in place of fossil fuel and the associated emissions.

As solar power cannot be generated on demand, in times of surplus a system featuring a form of storage is desirable, particularly for those households using less electricity during daylight hours and potentially placing more demand at other times (typical family home).

Summary:

By placing demands on new build projects of all sizes and in cases where modernisation occurs, WTC can effectively act as a consultee and improve the quality of submissions and their implementation. This will reduce the carbon footprint within the WTC area and can be evidenced.

Mrs Terry – Expressed concern about the ponds on the proposed Allison Homes site, as these could be a danger to children.

P63/2023. To consider planning applications received from FDC and CCC.

F/YR23/0570 - Erect a stable block involving demolition of existing (fire damaged) building at Peacock Manor Farm Benwick Road Whittlesey Peterborough Cambridgeshire PE7 2HU

The Town Council have no objection and therefore recommend approval.

F/YR23/0582/F - Formation of a vehicular access at 77 Station Road Whittlesey Peterborough Cambridgeshire PE7 1UE.

The Town council recommend approval but would like it noted that highways have still not sent a response, and request their response is considered when received.

F/YR23/0590/F - Erect a single-storey front extension including demolition of existing conservatory at 2 Wisbech Road Coates Peterborough Cambridgeshire PE7 2DG

The Town Council have no objection and therefore recommend approval.

F/YR23/0600/0 - Erect x1 dwelling (outline application with matters committed in respect of access) at Land North Of 66 Northgate Whittlesey Cambridgeshire

The Town council recommend refusal and suggest this application is resubmitted with the correct information, they also require confirmation that the existing landscaping (Hedgerow and Conifers) are retained, they would also request that FDC planning officers visit the site and check the privacy issue associated with neighbouring properties and finally on-site parking is required on the site.

F/YR23/0609/F - Change of use of ground floor from retail (Class E(a)) to deli counter with hot food takeaway and restaurant (Sui Generis) at 14 High Causeway Whittlesey Peterborough Cambridgeshire PE7 1AE

The Town Council recommend refusal of this application and quote the following: Local Neighbourhood Plan (LNP) Policy 3.a.iii: Will not be permitted where... It would harm residential amenity by way of noise, smells, and late-night disturbance. There are residential flats directly opposite the proposed site. Also has the tenant of the flat above this property been consulted, as extractor fans which are an integral part of this application may cause undue noise and disturbance.

F/YR23/0617/F - Erect a single-storey extension to form an entrance lobby and office to front of existing school at Alderman Jacobs Academy Trust Drybread Road Whittlesey Peterborough Cambridgeshire PE7 1XJ.

The Town Council have no objection and therefore recommend approval.

CCC/23/044/FUL - Proposal: A lean-to extension of the existing main recycling building of Johnsons Aggregate and Recycling to house the operational trommel. Application No: CCC/23/044/FUL Location: New Saxon Works, Peterborough Road, Whittlesey, Peterborough, Cambridgeshire, PE7 1PD.


The Town Council approve this application but would like to comment that the EA become more involved with regular inspections of the site to monitor the high decibel readings and be more transparent in their reports. EA and CCC have a duty of care and responsibility to listen to residents and their comments.

Additional Information

There was no additional information.

P56/2023. Date of next meeting: Monday 14th August 2023.

Meeting Closed: 20:30


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Cllr Simon Black
Chairman
Planning Committee

