

WHITTLESEY TOWN COUNCIL — Planning Committee

Minutes of the meeting held on Wednesday 4th October 2023 at Peel House, 8 Queen Street, Whittlesey.

Present: Cllr Black, Wainwright, Arman, Mayor, Boden

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

Recording: This has been made as an aide memoir for the Clerk

P85/2023 To receive apologies for absence from members.

Cllr Nawaz, Dickinson, Laws (all personal)

P86/2023. To receive the minutes from the Planning Committee held on Monday 18th September 2023

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

P87/2023. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and non pecuniary interests in relation to any agenda item.

There were no member declarations.

P88/2023. Presentation from Stephen Buddle – Land, Planning & Technical Manager – Rose Homes.

The presentation from Mr Buddle is attached.

P88/2023. Public Forum (Time allowed 15 Minutes)

16 Members of the public were present.

Mrs Lovelace. Resident whose home backs onto the proposed development and has noticed the wildlife being displaced to other sites. Could the animal highway be a larger area, could The National Trust be involved, or add a community garden and orchard.

Mr Lovelace, there is a need for housing in 2020 he left military after 12 years service with an injury which is stable at present, however both the doctors surgeries are overrun. We cannot add more pressure to already failing system. I would also like comment that he looked at the plans before moving to the Larkfleet estate where the public open space shown was going to be all singing and dancing, however this is not the case, so to ensure this does not happen if this development is approved, could they provide a more detailed plan of the public home space.

Mr Palinsky – The primary access is in question, how do you turn right and left out of the development, you would have to turn left then turn round further up the road. The visibility splay by Gothic Farm would be reduced. The pavement is not wide enough. children jostle each other and could end up in the road. A new development could potentially add 200 children heading towards Eastrea. In the half hour he was at SHS monitoring the traffic 20 HGV's passed during the time the children was leaving the school and walking towards Eastrea. This development and pavement make this unsafe for children and adults. Mr Palinsky advised the traffic survey is inaccurate and did not take into consideration weather and this was undertaken during good weather. He would request that Whittlesey Town Council refuse this application.

John Redding asked if the Sewage works have been consulted about the proposed developments.

P89/2023. To consider planning applications received from FDC and CCC.

F/YR23/0705/O - Erect up to 249 x dwellings (outline application with matters committed in respect of access) and the formation/works to 2 x accesses at Land North Of 271 - 311 Eastrea Road Whittlesey Cambridgeshire.

The Town Council recommend refusal of this application on the following grounds

1. This is the last area of open land between Whittlesey and Eastrea which allows the separation of settlements, meaning open fields would be lost.
2. The approved Whittlesey Local plan which forms part of the FDC planning process has recommends that this site should not be developed.
3. Highways issues already have been identified with additional 200 homes, and since the opening of the Aldi store the road has become more dangerous. A proposed roundabout was not agreed when Aldi was built and an additional junction will cause more issues an be a safety hazzard. Residents turning right out of the proposed development onto the A605 will not be safe and this new junction will not be workable.
4. The plan suggests some widening of areas of Drybread Road, however the remaining part of Drybread road is narrow and needs to be taken into consideration.
5. The site has not been included for residential development in the FDC emerging local plan.

Cllr Boden abstained from the vote, all other planning members recommended refusal of this application.

F/YR23/0711/TRTPO - Works to 1 x Lime tree covered by TPO 02/1991 at Land South Western Corner Of Cemetery, Cemetery Road Whittlesey Cambridgeshire

The Town Council have requested confirmation of ownership prior to making a determination, if the tree is in the correct ownership, they would like to ensure the works to lift the crown are balanced and carried out by a qualified person. Members voted unanimously in favour depending on results of ownership.

F/YR23/0736/TRCA - Works to 1 x Horse Chestnut Tree within a conservation area at Hermitage Rest Home 6 - 12 St Marys Street Whittlesey Peterborough Cambridgeshire PE7 1BG

The Town Council have no objections and therefore have no objection. Unanimous vote in favour.

F/YR23/0763/LB - External works to a listed building to re-thatch front roof of existing dwelling in reed at 10 Gracious Street Whittlesey Peterborough Cambridgeshire PE7 1AP

The Town Council have no objections and therefore have no objection. Unanimous vote in favour.

F/YR23/0744/F - Erect part 2-storey/single storey front extension to existing dwelling at The Willows 99 Red Barn Turves Peterborough Cambridgeshire PE7 2DZ

The Town Council have no objections and therefore have no objection. Unanimous vote in favour.

F/YR23/0772/F - Change of use of public house to convenience store involving the installation of a shop front and erection of an outbuilding and a 2.5m high gate, involving demolition of existing outbuilding (part retrospective) at The Nags Head Public House 402 Eastrea Road Eastrea Peterborough Cambridgeshire PE7 2AR

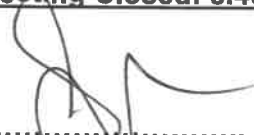
The Town Council recommend refusal due to the access from Jones Lane as this is used constantly by breakdown vehicles and farm machinery. Access onto Wype Road has safety issue, along with the access from Springfields on the north side of the A605, as well as the children's play area. There will be limited parking on the site, and the parking on the A605 will be dangerous. There is also a pelican crossing and bus stop close by, all these issues do not make for this to be a safe location for a convenience store. There is also the loss of a community asset, members vote unanimously in favour of rejection.

Additional Information

Appeal Ref: APP/D0515/W/22/3313087 106 Wype Road, Eastrea PE7 2AZ. F/YR22/0118/F the development proposed is described as "the erection 3 x dwellings (2-storey 5-bed) involving the formation of 3 x accesses". **Decision 1. The appeal is dismissed**

P90/2023. Date of next meeting: Monday 16th October 2023

Meeting Closed: 8.45


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Cllr Simon Black
Chairman
Planning Committee