

WHITTLESEY TOWN COUNCIL – Planning Committee

Minutes of the meeting held on Monday 13th November 2023 at 7.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY

Present: Cllr Black, Nawaz, Wainwright (meeting started at 7.40).

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

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

P97/2023 To receive apologies for absence from members.

Cllr Mayor, Arman (all personal), no apologies were received from Cllr Dickinson.

P98/2023 Election of a Vice Chairman

This item was deferred to the next meeting.

P99/2023. To receive the minutes from the Planning Committee held on Wednesday 1st November 2023

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

P100/2023. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and non pecuniary interests in relation to any agenda item.

F/YR23/0854/F - Cllr Black disclosed a pecuniary interest.

F/YR23/0156/F Cllr Wainwright, pre-determined as it borders his property and his has written to FDC in opposition to this application. Cllr Wainwright will speak on this application as a resident in the public forum.

Cllr Laws – Portfolio holder for planning at FDC and will take no part in any planning discussions but will advise if requested on planning policy. Cllr Mrs Laws will take the Chair when item F/YR23/0854/F is discussed as Cllr Black is the Chair.

P101/2023. Public Forum (Time allowed 15 Minutes)

Cllr Wainwright commented as follows on F/YR23/0156/F

Access

The access to/from Wype Road has not been improved and previous objections remain. The southern vehicle visibility splay makes use of part of the property of 40 Wype Road which is, I believe contrary to the guidelines.

Legal parking on Wype Road in the area of this junction continues to reduce access and visibility from the gateway to this field and, in fact, has got worse since the double yellow lines on the Wype Road/Thornham Way junction were introduced as it has prevented some vehicles using Thornham Way as an alternative to parking on Wype Road.

Archeology

I note with some relief that the CCC Archeology Officer has concerns and has requested investigatory work before construction begins. There is considerable local opinion (though, unfortunately, no firm evidence) that this field is the most likely site of the church and graveyard of the 15th Century church of Holy Trinity that was built in Eastrea, but fell into disuse during the reformation. There are anecdotal reports of wooden coffin remains being unearthed during the digging of drains when the north side of Thornham Way was being constructed.

Refuse Vehicle Tracking

Drawing H7842/15 purports to show refuse vehicle tracking on the site, but clearly demonstrates that the vehicle entering the turning area in front of plot 3 and turning left (south) has insufficient room to straighten before reversing back to complete its turn-around.

In addition, even though the refuse vehicle tracking is shown, together with a bin collection point some 40m inside the site, it is unlikely that the refuse vehicle will enter the site as it will have to be an unadopted driveway. This means that the bins will have to be collected from Wype Road and there is no provision for the placing of air least ten bins on the footpath of Wype Road. (A similar situation occurs at the private driveway of Minuet Paddocks in Coates, though there is room to place their bins off the footpath of Eastrea Road).

Effect on Neighbouring Properties

The impact of this development on no's 38 and 40 Wype Road has not been mitigated by the latest proposals. In particular, No. 38, where there is no footpath at all, will be badly impacted by approximately 50 vehicle movements a day passing within inches of their boundary and within 1m of their living room wall.

The section of drawing H7842/17 showing "Street Scene 3" indicates that the buildings on Plots 4 & 5 are considerably taller than the bungalows immediately to the north, no.'s 14-20 Wype Road and will project far above the existing 1.8m fence that is in this location. This will not screen the existing properties from being overlooked as they new properties are less than 5m away from the boundary. This will have a severe effect on the occupiers of No.'s 14-20 Wype Road.

Invalidity of Speed Survey

In their Highways Statement H7842/MH/rg the developer offers the results of a Speed Survey conducted between 6th to 12th of July. The results of this speed survey have been rendered invalid by the presence, throughout the entirety of the survey period of a builders lorry (AD06VYU) parked 20m from the survey point which reduced the width of Wype Road to a single track road where only the southbound lane was available. This considerably reduced the speed of vehicles on Wype Road over the survey point and renders the results of this survey and the conclusion that Visibility Splays can be reduced invalid.

The presence of the vehicle and its effect on the survey was reported to both FDC planning and the police at the time of the survey, together with photographic evidence.

Whilst there is no evidence that the lorry was placed there deliberately, it did not belong to any of the neighbouring properties, has not been seen in the area at any other time and was removed as soon as the survey was completed. It was suspiciously convenient, to say the least!

P102/2023. To consider planning applications received from FDC and CCC.

F/YR23/0134/F - Erect a single-storey retail unit Class E(a) including formation of 2 x accesses and associated hard and soft landscaping at Land East Of 6-8 March Road Coates Cambridgeshire. Revised proposals have been received in respect of the above. The revision is: Submission of noise impact assessment and lighting plan and details.

The Town Council recommend refusal of this application as it has a detrimental impact on the surrounding area, there are road safety issues with the close proximity of the school. With regards to the lighting and noise assessment, if there has to be a store, we are happy with the noise assessment and lighting plan.

F/YR23/0156/F - Erect 5 x dwellings (2 x single-storey 3-bed and 3 x single-storey 4-bed), with associated garages, parking and landscaping, involving the demolition of existing shed, and insert roof light to north roof slope of 40 Wype Road at Land South Of 6 - 20 Wype Road Eastrea Cambridgeshire Revised proposals have been received in respect of the above. The revision is: Proposed levels indicated, street scenes updated to include existing dwellings, siting of plots 2 and 3 revised, further details provided for 40 Wype Road, bin store/collection point revised, garage design amended, tracking for refuse vehicle provided, CEMP revised and speed survey and highways statement submitted

Request an extension to 6th December 2023 as the meeting is not quorate to make a decision.

F/YR23/0823/RM - Reserved Matters application relating to detailed matters of access, appearance, layout and scale pursuant to outline permission F/YR21/0582/O to erect 18 x dwellings (5 x single-storey 3-bed, 4 x single-storey 4-bed, 3 x 2-storey 2-bed, 3 x 2-storey 3-bed and 3 x 2-storey 4-bed) and the formation of swales, involving the demolition of existing buildings at G And J Ping Limited 63 Coates Road Eastrea

Peterborough Cambridgeshire PE7 2BA_- This application was deferred from the meeting on 1st November 2023.

The Town Council recommend approval and voted 2 – 1 in favour of the application Cllr Nawas expressed concern about drainage.

F/YR23/0833/F - Erect a second floor dormer to rear of existing dwelling and increase existing rear roof line at 53 West End Whittlesey Peterborough Cambridgeshire PE7 1LR

The Town Council have no objection and therefore recommend approval.

F/YR23/0839/F - Change of use of existing dwelling to mixed use to include erection a single-storey detached building for the use as a dog grooming business at 17 Whiteacres Whittlesey Peterborough Cambridgeshire PE7 1XR

The Town Council have no objection and therefore recommend approval

F/YR23/0848/F - Erect a 2-storey rear extension to existing dwelling, involving the demolition of existing conservatory and shed at 52 Northgate Whittlesey Peterborough Cambridgeshire PE7 1RA

The Town Council have no objection and therefore recommend approval

F/YR23/0854/F - Erect a single-storey detached garage to existing dwelling at 9 Portland Place Whittlesey Peterborough Cambridgeshire PE7 1SB

Request an extension to 6th December 2023 as the meeting is not quorate to make a decision.

F/YR23/0893/TRCA - Fell 1 x Birch tree within a conservation area at 21 Horsegate Whittlesey Peterborough Cambridgeshire PE7 1JD

The Town Council have no objection and therefore recommend approval

Additional Information

Appeal Ref: APP/D0515/W/23/3316851 59 March Road, Coates, Cambridgeshire PE7 2BX • 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 made by Mr Klimczuk against the decision of Fenland District Council. • The application Ref F/YR22/0701/O, dated 6 June 2022, was refused by notice dated 23 September 2022. • The development proposed is for 4 No residential dwellings with associated access. Decision 1. The appeal is dismissed.

P103/2023. Date of next meeting: Wednesday 6th December 2023

Meeting Closed: 20.47

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Councillor Simon Black
Chairman
Planning Committee