

WHITTLESEY TOWN COUNCIL – Planning Committee

Minutes of the meeting held on Wednesday 6th December 2023 at 6.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY.

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

Officer in Attendance: Sue Piergianni – Town Clerk & RFO

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

P104/2023 To receive apologies for absence from members.

Cllr Nawaz, Turner & Laws (all personal)

P105/2023. To receive the minutes from the Planning Committee held on Monday 13th November 2023

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

P106/2023. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and nonpecuniary interests in relation to any agenda item.

Cllr Wainwright, F/YR23/0156/F – He is pre-determined as he objected to this application to this prior to him becoming a councillor as he is a nearby resident.

Cllr Black declared a nonpecuniary interest on application F/YR23/0854/F

P107/2023. Presentation from Pegasus Group, Louise Simmonds, and Will Hodgson from BDW – Land north of March Road, Coates

The presentation from Will Hodgson and Louise Simmonds is attached.

- Land at March Road Coates, submit outline planning application February 2024.
- 2.3 hectares safeguarded for future primary education.
- 175 – 200 homes
- Safer crossing for pedestrians
- Mitigating undercutting proposals in layby
- Affordable housing 20% in line with FDC policy 2 – 5 bed dwellings
- Safe and accessible landscaped areas
- Delivery of 10% or more biodiversity enhancement.
- Community engagement
- Would provide an element of bungalows to meet the housing needs.
- Pre application with FDC
- EV car charging points.
- Air source heat pumps
- On site in 2026, new homes available from 2027

Cllr Wainwright – Would BDW be interested in any of the other sites in Coates. Mr Hodgson advised this may be of interest in the future,

Cllr Mayor – Express concern about school access, advising vehicles must be able to go onto the site and exit in forward gear, within the site there must be a safe drop off location for both cars and buses. Cllr Mayor asked if Anglian Water had any issues, as residents in Coates seem to have existing issues with water pressure and sewage. Mr Hodgson advised their engineering team are in communication with Anglian Water. Ms Simmonds explained that CCC would be responsible for the school layout, but BDW have a plan to for safe drop off locations. Members were also advising that the requested S106 money would be paid in accordance with the plan.

Cllr Black – Do they have details of the proposed demographic they are working on. Mr Hodgson advised there will be a 20% split between shared ownership and rented spread over the site.

P108/2023. Public Forum (Time allowed 15 Minutes)

Six members of the public were present.

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.

Archaeology

I note with some relief that the CCC Archaeology 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 builder's 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 off 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!

P109/2023. To consider planning applications received from FDC and CCC.

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. This item was deferred from the meeting on 13th November 2023.

The Town Council recommended refusal due to highways issues and the fact that the speed survey needs repeating.

Proposed Cllr Mayor, seconded Cllr Arman with a majority vote in favour, Cllr Wainwright took no part in the discussion or vote.

F/YR23/0755/F Rear extension to existing garage at 34 Violet Avenue Whittlesey Peterborough Cambridgeshire PE7 2FQ Revised proposals have been received in respect of the above. The revision is: PL01 cancelled and PL02 is the revised proposal.

The Town Council have no objection and therefore recommend approval.

Proposed Cllr Black, seconded Cllr Wainwright with a majority vote in favour.

F/YR23/0832/0 - Erect up to 3 x dwellings (outline application with matters committed in respect of access) at Land North Of 156 Stonald Road Whittlesey Cambridgeshire.

Cllrs Black and Mayor responded as individuals as the date had expired.

F/YR23/0833/f - Erect two second floor dormers to rear of existing dwelling and increase existing rear roof line at 53 West End Whittlesey Peterborough Cambridgeshire PE7 1LR Revised proposals have been received in respect of the above. The revision is: Description change to include two second floor dormers to rear of existing dwelling.

Cllrs Black and Mayor responded as individuals as the date had expired.

F/YR23/0848/F - Erect a 2-storey rear extension and a single storey rear extension to existing dwelling, involving the demolition of existing conservatory, and shed at 52 Northgate Whittlesey Peterborough Cambridgeshire PE7 1RA Revised proposals have been received in respect of the above. The revision is: Description change to include the single storey rear extension to the existing dwelling.

The Town Council have no objection and therefore recommend approval.

Proposed Cllr Mayor, seconded Cllr Wainwright with a unanimous vote in favour.

F/YR23/0847/F - Change of use of existing building to form workshop (Class B2) with Storage (B8) and office (E(C)(iii)), including siting of a storage container at 6 - 8 March Road Coates Peterborough Cambridgeshire PE7 2BW.

The Town Council recommend refusal until the highways concerns have been resolved. proposed Cllr Black, seconded Cllr Wainwright with a unanimous vote in favour.

F/YR23/0854/F - Erect a single-storey detached garage to existing dwelling at 9 Portland Place Whittlesey Peterborough Cambridgeshire PE7 1SB -. This item was deferred from the meeting on 13th November 2023.

The Town Council have no objection and therefore recommend approval but would request that the TPO tree is protected.

Proposed Cllr Wainwright, seconded Cllr Mayor with a majority vote in favour. Cllr Black took no part in the discussion or vote.

F/YR23/0861/F - Convert existing outbuilding into a detached annexe (single-storey 1-bed) ancillary to existing dwelling at 150 Eastrea Road Whittlesey Peterborough Cambridgeshire PE7 2AJ.

The Town Council recommend approval however insist that the detached annexe remain as part of the property and must not be sold separately.

Proposed Cllr Arman, seconded Cllr Wainwright with a unanimous vote in favour.

F/YR23/0865/LB - Works to a Listed Building comprising of restoration repairs to all elevations, replacement of 2no windows to the North and East elevations and replacement of 2no doors to include the addition of 2no timber door canopy's, to the West and South elevations. at 4 Gracious Street Whittlesey Peterborough Cambridgeshire PE7 1AP.

The Town Council recommend approval but request that the conservation officers report is adhered to through the restoration.

Proposed Cllr Mayor, seconded Cllr Wainwright with a unanimous vote in favour.

F/YR23/0869/LB - External works to a listed building to replace 2no windows to front elevation and 1no window to side elevation with wooden windows with a 14mm glazed panel to match original style windows at Dinky Cottage 8 Claygate Whittlesey Peterborough Cambridgeshire PE7 1QL.

The Town Council recommend refusal of this application until the scale window drawings are submitted. Proposed Cllr Mayor, seconded Cllr Wainwright with a unanimous vote in favour.

F/YR23/0894/F - Erect 1 x wind turbine 50m high (approx.) (hub height) involving removal of existing wind turbine at Land Southeast of Pondersbridge Farm Oilmills Road Pondersbridge Cambridgeshire

The Town Council have no objection and therefore recommend approval.

Proposed Cllr Mayor, seconded Cllr Arman with a unanimous vote in favour

F/YR23/0898/F - Erect a rear extension to existing dwelling involving the demolition of existing extension, and removal of chimneys at 8 Delph Street Whittlesey Peterborough Cambridgeshire PE7 1QQ.

The Town Council recommend refusal in line with the Conservation Officers report.

Proposed Cllr Wainwright, Seconded Cllr Mayor with a unanimous vote in favour.

F/YR23/0899/F - Erect a 2-storey side extension to existing dwelling involving demolition of existing single-storey element at 33 Bellmans Road Whittlesey Peterborough Cambridgeshire PE7 1TY.

The Town Council have no objection and therefore recommend approval.

Proposed Cllr Arman, Seconded Cllr Dickinson with a unanimous vote in favour.

F/YR23/0902/F - Erect a single-storey extension to garage of existing dwelling (to create covered patio) at 17 East Delph Whittlesey Peterborough Cambridgeshire PE7 1RH.

The Town Council have no objection and therefore recommend approval.

Proposed Cllr Wainwright, Seconded Cllr Mayor with a unanimous vote in favour.

F/YR23/0910/TRCA - Works to 3 x Norway Maple trees and 1 x silver Birch tree within a conservation area at Land Southeast Of 48 North Green Coates Cambridgeshire

The Town Council have no objection and therefore recommend approval.

Proposed Cllr Mayor, Seconded Cllr Arman with a unanimous vote in favour.

F/YR23/0911/TRCA - Works to 1 x Sorbus tree within a conservation area at Land Northwest Of 61 North Green Coates Cambridgeshire

The Town Council have no objection and therefore recommend approval.

Proposed Cllr Mayor, Seconded Cllr Arman with a unanimous vote in favour.

F/YR23/0912/TRCA - Works to 1 x Swedish Whitebeam tree and 1 x Norway Maple tree within a conservation area at Land Northeast Of 8 And 9 South Green Coates Cambridgeshire

The Town Council have no objection and therefore recommend approval.

Proposed Cllr Mayor, Seconded Cllr Arman with a unanimous vote in favour.

F/YR23/0959/F - Erect 1 x dwelling (2-storey, 3-bed) including demolition of garage and outbuilding at Land West Of 14 Linley Road Whittlesey Cambridgeshire

The Town Council recommend approval as per the planning inspectors' recommendation for the original application which was F/YR21/0810/O.

Proposed Cllr black, Seconded Cllr Arman with a unanimous vote in favour

F/YR23/0968/F - Erect 1 x dwelling (single-storey, 2-bed) at Land North Of 8 Delph Street Whittlesey Cambridgeshire

The Town Council recommend refusal of this application as it is contrary to policy 8 of the Whittlesey Neighbourhood Plan, there is no information as to how the mud walls will be preserved, also the conservation office has not been consulted on this.

Proposed Cllr Wainwright, Seconded Cllr Mayor with a unanimous vote in favour.

Proposed Disabled persons parking bay – St Andrews Place Whittlesey.

The Town Council have no objection and therefore recommend approval.

Proposed Disabled persons parking bay – Windmill Street

The Town Council have no objection and therefore recommend approval.

Additional Information There is no additional information.

P110/2023. Date of next meeting: 18th December 2023

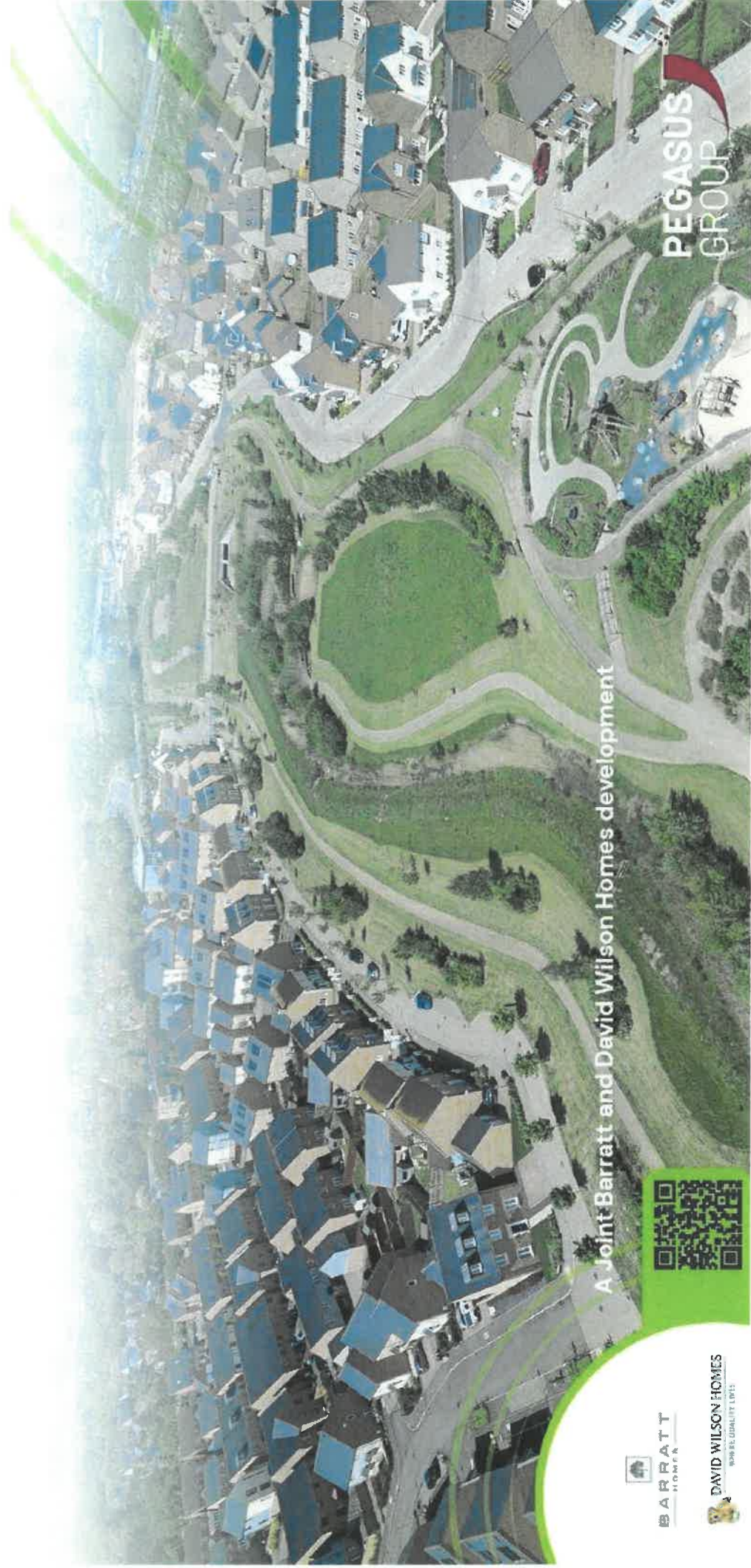
Meeting Closed; 20:12

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Cllr Simon Black
Chairman
Planning Committee

March Road, Coates

Whittlesey Town Council Meeting

6th December 2023



A Joint Barratt and David Wilson Homes development

 BARRATT
HOMES

 DAVID WILSON HOMES
FOR THE QUALITY LEVIES



PEGASUS
GROUP

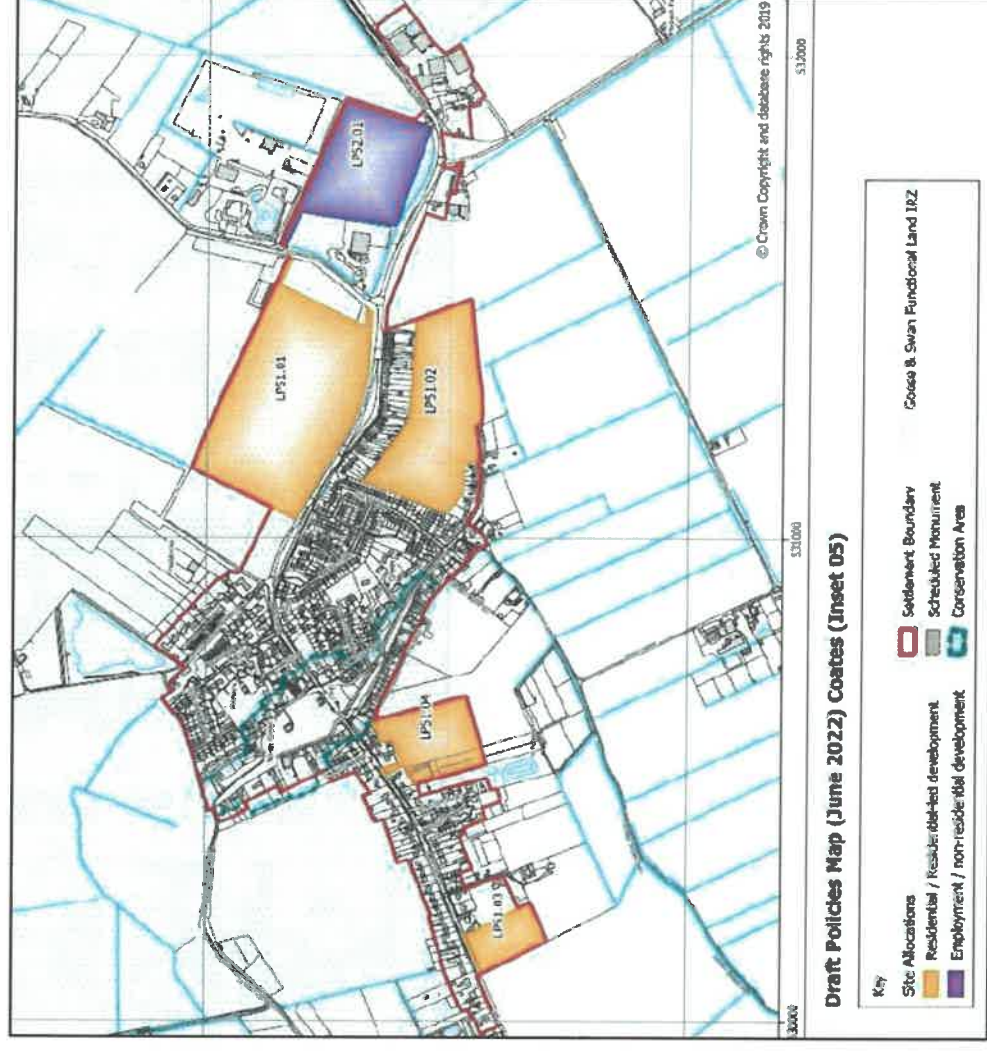
Introduction

- Barratt David Wilson (BDW) are pleased to present our emerging proposals for development at March Road, Coates.
- We are the nation's leading housebuilder, and our vision is to lead the future of housebuilding by putting local communities and sustainability at the heart of everything we do.
- This presentation sets out our initial design proposals as well as the technical and environmental considerations, and outlines our approach and timescales for delivering the site.
- We are fully committed to working with the Town Council, District Council and community to make this happen.





Planning Context

- Fenland District Council's emerging Local Plan seeks to deliver 10,500 new homes between 2021 and 2040.
- In the emerging plan, Coates is newly categorised as a “medium village” and the site is proposed as a draft allocation for residential development of some 232 dwellings.
- The draft policy also seeks to support new primary education infrastructure to support the village on the site.



Opportunities

-  SITE LOCATION (107844)
-  POTENTIAL PRIMARY ACCESS POINT
-  POTENTIAL EMERGENCY ACCESS POINT - PROVIDING ACCESS TO EMERGENCY VEHICLES, CYCLISTS AND PEDESTRIANS
-  POTENTIAL SCHOOL ACCESS POINT
-  POTENTIAL PEDESTRIAN / CYCLE LINK
-  EXISTING BUS STOP
-  POTENTIAL PRIMARY ROUTE
-  POTENTIAL LINK FOR EMERGENCY VEHICLES, CYCLISTS AND PEDESTRIANS
-  POTENTIAL RESIDENTIAL AREA
-  POTENTIAL LOCATION FOR A SCHOOL (2 HA)
-  EXISTING PLOTS BACKING ONTO THE SITE BOUNDARY
-  POTENTIAL FRONTAGES ONTO SITE BOUNDARY
-  SENSITIVE EDGE AT THE INTERFACE WITH THE RURAL CONTEXT
-  SENSITIVE EDGE AT THE INTERFACE WITH EXISTING DWELLINGS AND THEIR REAR GARDENS
-  POTENTIAL GREEN CORRIDOR
-  POTENTIAL BUILDING LINE ALONG GREEN FRONTAGE (RESPECTING EXISTING ADJACENT BUILDING LINE)
-  POTENTIAL LOCATION FOR AN ATTENUATION BASIN (SUBJECT TO TECHNICAL INPUT)
-  POTENTIAL LOCATION FOR AN EQUIPPED CHILDREN'S PLAY AREA
-  POTENTIAL LOCATION FOR A FOCAL PUBLIC OPEN SPACE / PARK
-  DIRECTION OF THE LAND SLOPE (DOWN) AND A CONTOUR LINE
-  EXISTING PUBLIC RIGHT OF WAY
-  EXISTING VEGETATION AND ROOT PROTECTION AREA



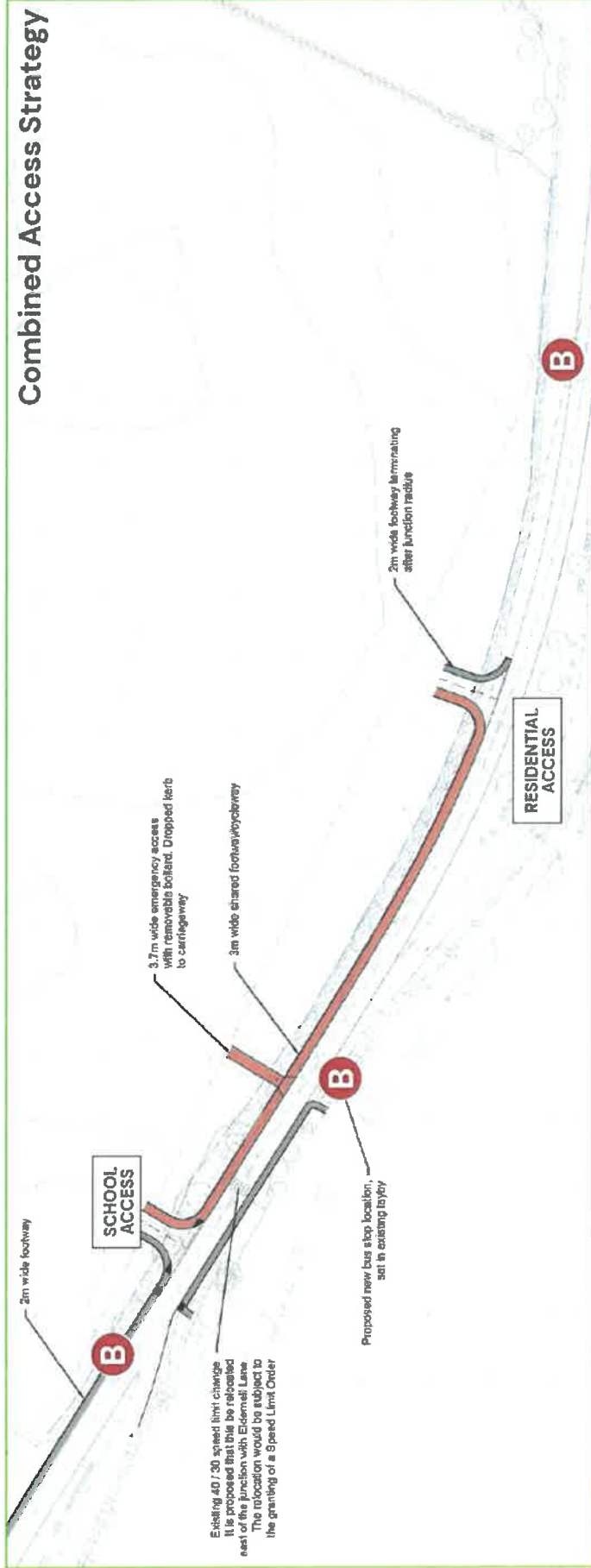
Concept Masterplan



DAVID WILSON HOMES
 WITH AN OUDRY CIVIC



Access Strategy



Site Proposals

Delivering much needed market and affordable housing at a site identified as suitable, available and achievable by the Council;

A mix of house types and sizes, catering for varied needs and creating sustainable community, including 20% affordable housing;

2ha of land safeguarded for future primary education use. This land is of a size capable of providing a new larger village school;



Delivering safe accessible and high quality landscaped open spaces, including equipped children's play area(s), natural green space and other recreation opportunities for both new and existing residents;

Creating biodiversity enhancement through landscaping, new tree planting, Sustainable Drainage Systems and the introduction of substantial areas of public open spaces;

Enhancements to existing bus services through new/replacement shelters with real-time passenger information boards; and

Delivering strong foot and cycle connections, including a new footway along the site frontage and a clear foot/cycle route between the village and the employment land off Elderneil Lane.



Community Engagement

- We are fully committed to engaging with the local community, and recently held an exhibition event at Coates village hall (22nd November).
- 53 local residents attended, with key themes raised below:
 - School – increasing school capacity is required, and new provision would be beneficial for the village
 - Traffic speed and volumes along the A605 and a need for a Whittlesey relief road
 - Local demand for bungalows and smaller housing for downsizers and young families
 - Limited capacity at GPs and dentists locally
 - Limited public transport offering across Fenland
 - Some concerns around proposed new Co-Op in Coates
- Our consultation website is still live, with all information presented on the following website: www.coatesconsultation.co.uk
- Additional engagement also ongoing with FDC, CCC's education and highways departments and the drainage board



Biodiversity Strategy

- Barratt David Wilson is the only national housebuilder already committed to providing 10% Biodiversity Net Gain on-site (a year ahead of the mandatory requirement).
- Use of a suite of ecological solutions, already being rolled out nationally, including swift bricks, bat boxes and hedgehog highways.
- Strategic partnership with the RSPB, and last year alone we delivered 372 hectares of new landscape open space (equivalent to 532 football pitches).



Sustainability Strategy

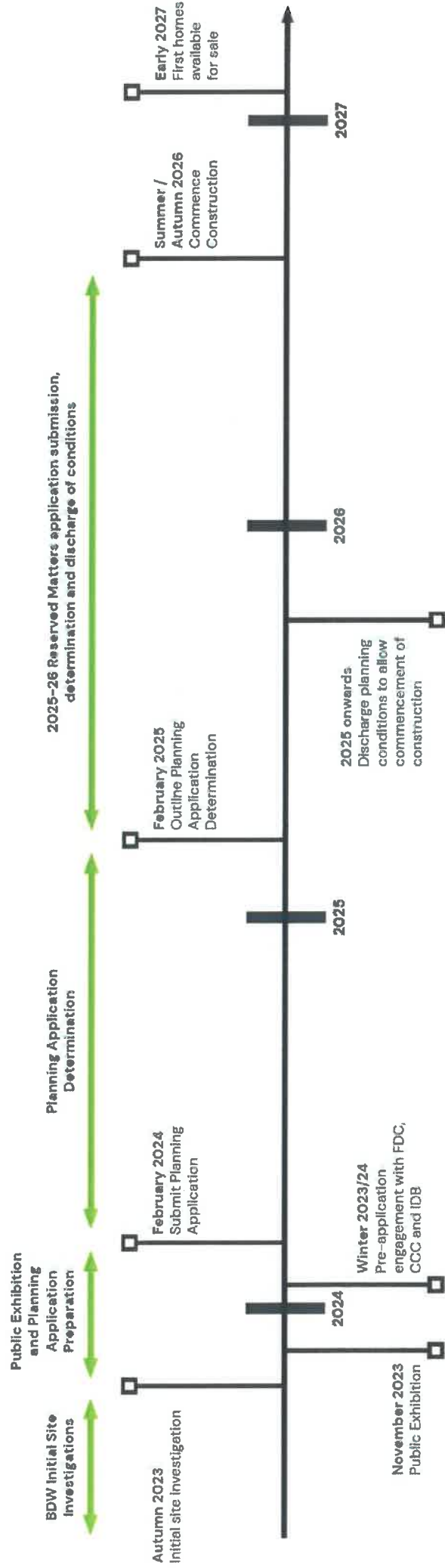
- Location of site inherently sustainable, with convenient access to existing services/facilities, and proposed facilities on-site.
- Site layout makes efficient use of land whilst incorporating active travel measures and encouraging healthy, active lifestyles.
- Ecological enhancements and SUDS facilities designed in, managing surface-water run-off and promoting biodiversity.
- All new dwellings to be provided with sustainable infrastructure such as air source heat pumps and EV charging points to reduce carbon footprint.
- Barratt's approach to sustainability at forefront of construction industry.



DAVID WILSON HOMES
BEST QUALITY LIVES



Timescales



DAVID WILSON HOMES
CHIEF OFFICER OF TRADING



Summary

- BDW are promoting this fantastic opportunity to support the sustainable growth of Coates.
- The scheme will bring forward much needed new housing and safeguarded primary education land to deliver the aspirations set out in the emerging Fenland Local Plan.
- We are fully committed to working with the Town Council, District Council and the community to make this happen.
- We are currently in the early stages of preparing an Outline Planning Application for the land under our control for up to 200 dwellings, including;
 - 20% affordable housing;
 - Approx 2ha land safeguarded for future primary education;
 - New footway along north side of March Road; and
 - Significant new planting and landscaping.
- We welcome your feedback now, or via our public consultation website page: www.coatesconsultation.co.uk



Romans Edge, Godmanchester



Hampton Water, Peterborough



Whittlesey Lakeside

