

WHITTLESEY TOWN COUNCIL – Planning Committee

Minutes of the meeting held on Wednesday 7th February 2024 at 7.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1JT

Present: Cllr Black, Wainwright, Mayor, Arman.

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

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

P07/2024. To receive apologies for absence from members.

Cllr Dickinson (personal)

P08/2024. To receive the minutes from the Planning Committee held on Monday 15th January 2024

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

P09/2024. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and non-pecuniary interests in relation to any agenda item.

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.

P10/2024. Presentation from Mr George Wilkinson & Ms Georgina Mcree– Allison Homes planning update.

The presentation from Allison Homes is attached. Questions from Councillors are detailed below. (Initials have been used for the representatives from Allison Homes (GW & GM))

Cllr Wainwright – 4/5 issues from last time, but one not covered is the capacity for vehicles on Drybread Road. GW advised they have updated their travel plan and they feel highways will not object to this, GM advised the highways consultation is underway.

Cllr Nawaz – Has the infrastructure been measured against the new housing; all the new developments would possibly reach 2000 homes and he would like to see a report from the highways. Have the IDB's approved the surface water run off and sewage issues in this area as we have already had issues on Teal Road and other roads on the birds estate with sewage rising from manholes. Have Anglian Water confirmed the capacity and are they statutory consultees. Has the developer assessed the needs of school placements both primary and secondary. If there is a deficit in school provision, what is being proposed? How many spare places in the local surgeries, what is the deficit between the need and availability. He is not opposing the development but does not want the daily lives of residents effected. Cllr Laws advised the statutory consultees will be contacted and if CCC sign off the traffic survey there is nothing we can do about this. Cllr Laws also advised that education sits with CCC and not WTC or FDC, FDC would have influence if there is S106 available, they could request this to go into the education fund, but it is CCC who decide how this is spent. Cllr Mrs Laws advised we have places for schools as we are an aging population. With regards to surgeries, this is the Health Authority, they can ask for funding or improvements to the surgery. With regards to Anglian Water the developer has the 'Right to Connect', until the government change the policy the right to connect is the policy so whether Anglian Water can cope with the increase they still have the right to connect and the system may end up overloaded.

Cllr Laws asked is there a registered provider for social housing or are you working with Dan Horn at FDC. GH advised there have not yet made the contacts. Cllr Laws also requested the social housing be pepper corned through the estate. The question of the width of the easement strip was raised as Cllr Laws would prefer 9m, however GW advised the IDB had confirmed these were not in their ownership as they were riparian drains, therefore the width only needed to be 3m for the drains, they are working to 4/5 m on their plan.

Cllr Laws suggested they view the play equipment at Snowley Park as this is well laid out and used by many children under 11. She did suggest the play equipment here for mixed age ranges. Cllr Laws also requested that all junctions on the site are staggered and no cross roads are present, GW confirmed all cross roads have been removed.

P11/2024. Public Forum (Time allowed 15 Minutes)

Nine members of the public were present.

Stephen Hodson, would request that Cllr Laws insists on 20% social housing. Highways have let us down, can highways come to a meeting and explain how they come to their decisions.

Mrs Christine Terry – F/YR24/001/F – These comments are in first person.

The comprehensive Standard Consultations list for this application included Cambridgeshire County Council's Senior Archaeologist. There were two expiry dates for responses, shown variously as the 31st January and the 7th February.

When I last looked at this application online at 3.45 this afternoon, there had been no response from the County Council's Senior Archaeologist, despite this site being at the very heart of old Whittlesey and within the Conservation Area.

It is significant to note that, although fronting Market Street, the rear of the site extends to and abuts The Maltings (immediately to the south of that building). Fenland District Council's Conservation Officer mentions The Maltings in his report regarding this application, and I quote: "The Maltings is considered to be a non-designated heritage asset of considerable local historic significance." End of quote.

Interestingly, the County Council's Archaeology Department was also consulted regarding planning application F/YR24/0049/O. This site is described as, and I quote: "Land west of The Maltings, Queen Street, Whittlesey". End of quote. [It is actually behind The Muffin Oven in Broad Street.] And it should be noted that this site is NOT within the Conservation Area.

This time, however, there was a response from Archaeology, dated 29th January, and I quote: "the development sits in an area of archaeological potential, within the historic Saxon to Postmediaeval core of Whittlesey". End of quote. And the report goes on to list the requirements to be met before any work can commence here.

So, if this site, west of The Maltings yet not within the Conservation Area, has such archaeological potential, surely there is also similar potential at the site south of The Maltings which IS WITHIN the Conservation Area?

Aerial photos show that the boundaries of both of the above-mentioned sites abut The Maltings, that is, one immediately to the south, the other immediately to the west.

I would like to know, therefore, why there has been no response from the County's Archaeology Department, nor even an acknowledgement of having been consulted, regarding planning application F/YR24/0001/F at 24-30 Market Street

Mrs J O' Donnell – F/YR24/0001/F – Has already submitted a robust letter of objection to FDC, and wished to advise WTC that the plans are not accurate.

Mr Gary Munns – Commented as follows about Allison Homes presentation. He clearly has potential to benefit from the proposal Allison homes development. At a previous planning meeting Cllr Boden stated that our NHP policy 1, suggested only building to the East of the Town, adjacent to Eastrea. This is not the case with this application. WTC received a presentation from SHS approximately 2/3 years advising the changes being made to the school have a life span of 8 years.. He would suggest that the piece of land being discussed for housing may be a used to build a new senior school, that will be able to cope with the growth of Whittlesey and the villages.

P12/2024. To consider planning applications received from FDC and CCC.

F/YR23/0377/F - Erect a 2-storey building comprising of 1 x commercial unit (Class E(g)) and 2 x dwellings (2 x 1-bed flats) involving demolition of existing building at 1A Eastgate Whittlesey Peterborough Cambridgeshire PE7 1SE Revised proposals have been received in respect of the

above. The revision is: Preliminary Ecology Appraisal submitted, rooflights/windows/chimneys added/altered, terrace arrangement altered, external materials altered, internal bin/cycle store provided for flats, proposed elevation provided as viewed from 1 Eastgate.

The Town council recommend approval, however they would request that the chimney to the East wall meets the required height as specified in building regulations.

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 application has been withdrawn.

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 Revised proposals have been received in respect of the above. The revision is: Amended red line site boundary.

The Town Council recommend approval, however have concerns with the access to number 14 and also the land ownership and rights of access which should be determined prior to the build.

F/YR24/0001/F - Formation of 16 x dwellings and 3 x retail units, comprising of 1 x 3-storey block of 16 x flats (8 x 2-bed and 4 x 1-bed), and 1 x 3-storey block of 3 x retail units with 4 x flats above (2 x 1-bed and 2 x 2-bed), involving the demolition of existing buildings within a conservation area at 24 - 30 Market Street Whittlesey Cambridgeshire.

The Town Council recommend refusal of this application in line with the FDC Conservation Officers report and fully support the content of said report. They would also note the following:

3 storey high is not in keeping with the conservation area.

Overshading of properties to the North

Anglian Water highlight flooding issues down stream

There are no security considerations

LP6 – Quinns is a community Asset

NHS – state no capacity at the 2 existing surgeries

LP18 – The use of planning obligations to secure the enhancement of the significance of any heritage asset, where development might impact on that significance (including impact on setting).

WNP Policy 7c - Be sympathetic to local character and history, through proposals which:

Are based on an understanding and respect for Whittlesey and its villages' built, natural and social heritage;

Complement the layout, form and vernacular materials in the local area;

Consider the objectives of the Conservation Area Appraisals and Management Plans for Whittlesey and Coates where relevant;

Are of an appropriate scale to the existing settlement; and

Respect the character of, and minimise the visual impact on, the surrounding landscape, conserving and enhancing landscape features such as field patterns, trees and hedgerows, watercourses and valued built features.

WNP Policy 7f - Create places that are safe, inclusive and accessible, through proposals which:

Contribute to the achievement of a sustainable and mixed community;

Promote healthy lifestyles;

Are accessible to all users;

Encourage social interaction between users of the site;

Reduce fear of crime; and

Adapt to and mitigate the effects of climate change

WNP 8: historic assets and their settings must ensure that these assets are conserved and enhanced

F/YR24/0037/A - Display of 5 signs: 3 x internally illuminated fascia signs, 1 x externally illuminated double-sided projection sign, 1 x internally illuminated ATM surround at 1 Angel House High Causeway Whittlesey Peterborough Cambridgeshire PE7 1AE

The Town Council have no objection and therefore recommend approval.

F/YR24/0044/VOC - Variation of condition 6 (management and maintenance plan) and removal of condition 7 (external lighting) of planning permission F/YR21/0485/F (Erect 4 x dwellings (single storey 2-bed)) at Former Garage Site Crescent Road Whittlesey Cambridgeshire

The Town Council have no objection to the variation on condition 6, but refuse the application on condition 7 as this is contrary to LP17 of the FDC local plan.

F/YR24/0052/TRCA – Fell x 1 magnolia tree with a conservation area at Black Cat Cottage 16 Gracious Street, Whittlesey, Cambridgeshire, PE7 1AP.

We would request an extension to this application and request a copy of the tree officers report, this is also in a conservation area, albeit does not have a TPO,

24/00066/S73 - Variation of condition 2 (approved plans) and 13 (feedstock limit) of 22/01107/FUL to amend design/layout and increase amount of total feedstock tonnage permitted in 12 month period by 15%. Collmart Growers Ltd The Drove Pondersbridge Huntingdon.

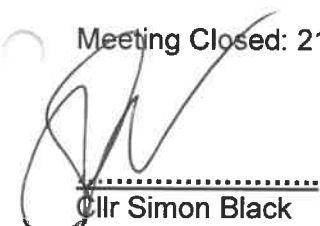
The Town Council recommend refusal of this variation of condition, they would request that should the Anaerobic Digester be granted it operates with the existing application condition and not an increase as there will already be additional traffic and this would further increase the vehicle movements. it should also be noted that the application has not been complete correctly

Additional Information

Members were advised BDW are presenting at the next meeting on the proposed site at Eldernell.

P13/2024. Date of next meeting: Monday 19th February at 7.30pm

Meeting Closed: 21:01.


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Cllr Simon Black
Chairman
Planning Meeting





ALLISON
HOMES

Drybread Road, Whittlesey

Town Council Meeting

February 2024

1. INTRODUCTION

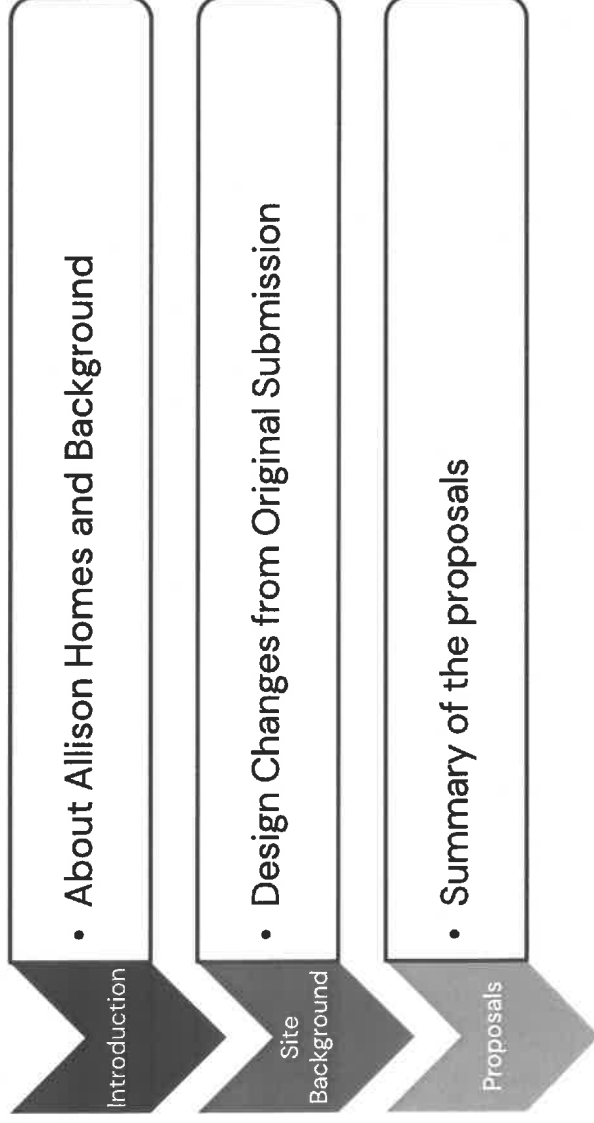
1.1 PURPOSE

This document has relates to the submitted Outline Application (F/YR23/O245/O) for up to 175 dwellings at Land South of 250 Drybread Road, Whittlesey.

After receiving consultation comments from statutory consultees and advice from case officers, Allison Homes has undertaken amendments on the Masterplan for the site.

The Masterplan does not have any detail on scale, appearance, and landscaping, and only indicatively shows the proposed layout. Further detail will be submitted as part of Reserved Matters.

1.2 DOCUMENT STRUCTURE



1. INTRODUCTION

1.3 ABOUT ALLISON HOMES

Allison Homes is an established and respected housebuilder operating successfully over 30 years. Award-winning developments across the country have quickly grown into thriving communities attracting local buyers and those from further afield

Allison Homes currently has an annual output of around 500 homes and are looking to increase this figure to over 2,000 homes annually by 2027. We currently operate from four regional offices in Central, Eastern and South West and more recently the opening of our East Midlands region.

Allison Homes have a strong reputation in Fenland, with Allison Homes building/have-built out Phases 1-4 of our Whittlesey Green development, equating to over 350 dwellings.

Our aim is to build strong and lasting relationships with all parties involved in bringing sites forward, including the Local Planning Authority and relevant Town/Parish Councils. We believe that by building high quality homes that allow communities to thrive, it demonstrates our desire to enhance the areas where we build.



Typical Street Scenes

2. BACKGROUND

2.1 SITE LOCATION AND DESCRIPTION

The site is located in the East of Whittlesey, with Drybread Road bordering the north and west boundary of the site.

The site is approximately 8.1 hectares of open land that is currently being used for agriculture.

Built development can be seen located to the west, with open fields bordering the north and east sides of the proposed site.

To the south is Whittlesey Football Club, with development by Allison Homes being built beyond that at Whittlesey Phases 1, 2, 3 and 4.

The site is greenfield, but represents a logical extension to the settlement and an opportunity to deliver a high quality and sustainable development, providing a variety of housing to suit the needs of the local area.



DRYBREAD ROAD, WHITTLESEY LOCATION PLAN
not to scale

2. BACKGROUND

2.2 ORIGINAL SUBMISSION

Established Principles from the Original Submission

The original Masterplan indicated development principles, including:

- The creation of a vehicular access at Drybread Road.
- The extension of footpath links in the southwestern corner.
- Residential development in line with current built form.
- SUDs ponds located to the North.
- Play space provision.
- Offset from existing properties along Drybread Road



INDICATIVE MASTERPLAN

2. BACKGROUND

PREVIOUS DISCUSSIONS

Town Council Comments Raised

After meeting with the Town Council in August 2023, the following comments were raised:

- Provision of Affordable Housing
- Ditch Easements
- Infrastructure Capacity
- Flooding
- Play space provision

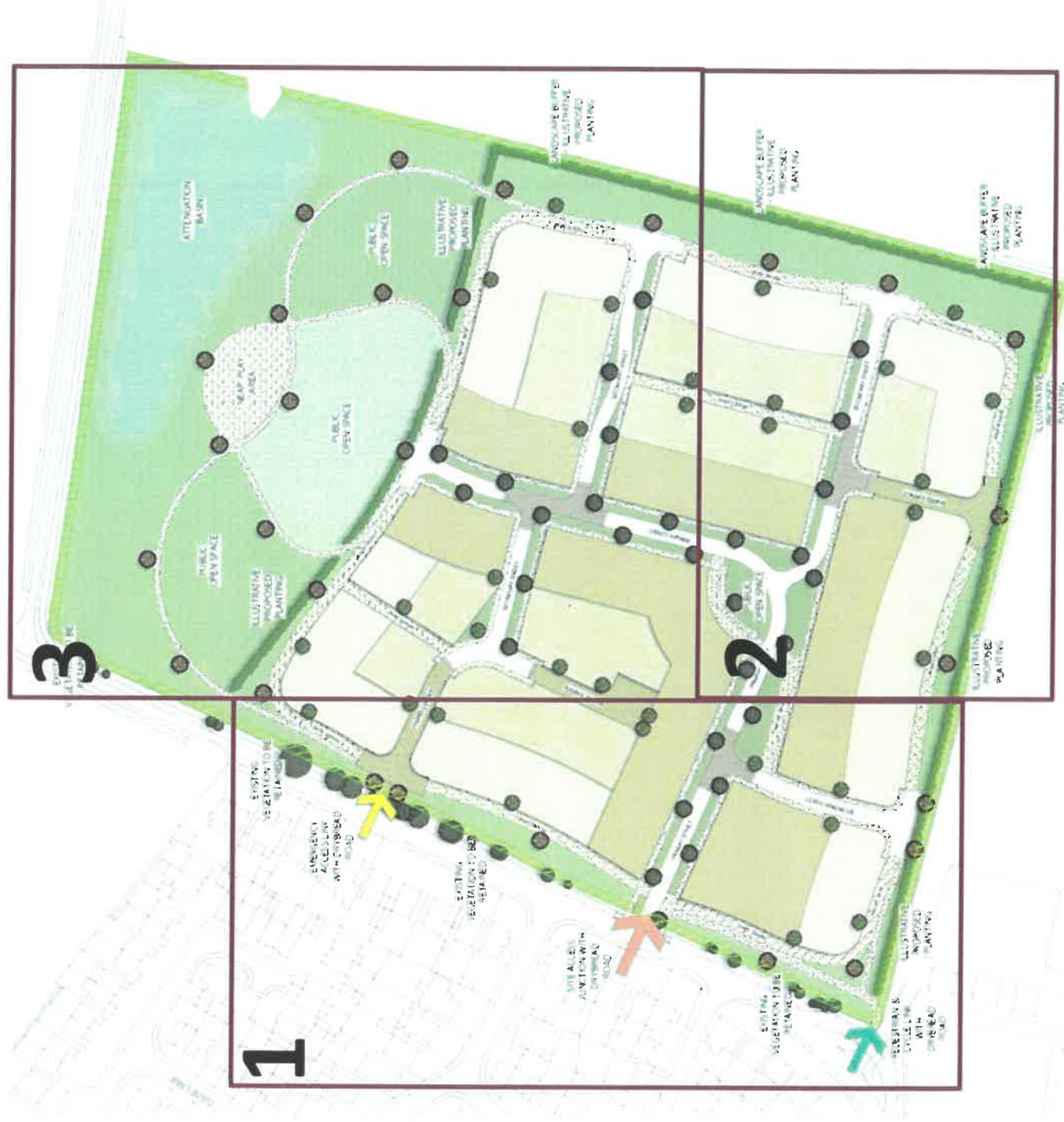
2. BACKGROUND

PREVIOUS DISCUSSIONS

How We've Addressed

- Provision of Affordable Housing- 20% of the total units will be affordable homes, with the tenure split and mix to be decided through discussion with Fenland's Affordable Housing Officer, Dan Horn.
- Ditch Easements- Previously, 9m easements were mentioned by the Town Council in order to comply with IDB requirements. The ditches around the site are riparian and aren't owned by the IDB, and it has been confirmed that a 3m easement is suitable. We have ensured that wider buffers between development and the boundary has been provided, with the minimum distance being 5m.
- Infrastructure Capacity- Allison Homes will enter into a Section 106 agreement to secure developer contributions to offset the development. This will be in line with FDC latest's Viability Position.
- Flooding- The site is located wholly in Flood Zone 1, and we have updated the FRA and drainage strategy to address LLFA and IDB comments.
- Play space provision- Previously, we held discussions over the use of the open space to the north. A trim trail was preferred by members, including some gym equipment to cater for all ages.

3.0 SITE SECTIONS



3.1 SECTION 1- SITE ENTRANCE

Both the Original and Revised Masterplan shows an offset to properties along Drybread Road, with suitable buffers and additional planting to screen the proposed development from existing properties. Revised proposals create a more linear site frontage, mirroring existing development along Drybread Road.

To comply with Highway requests, an emergency access link is now provided further north along Drybread Road, as too many units were originally proposed off one access. Highways also requested that the cycle link is continued, and therefore, a continuation of the cycle link is proposed, creating a stronger network for sustainable travel in the east of Whittlesey.



REVISED MASTERPLAN



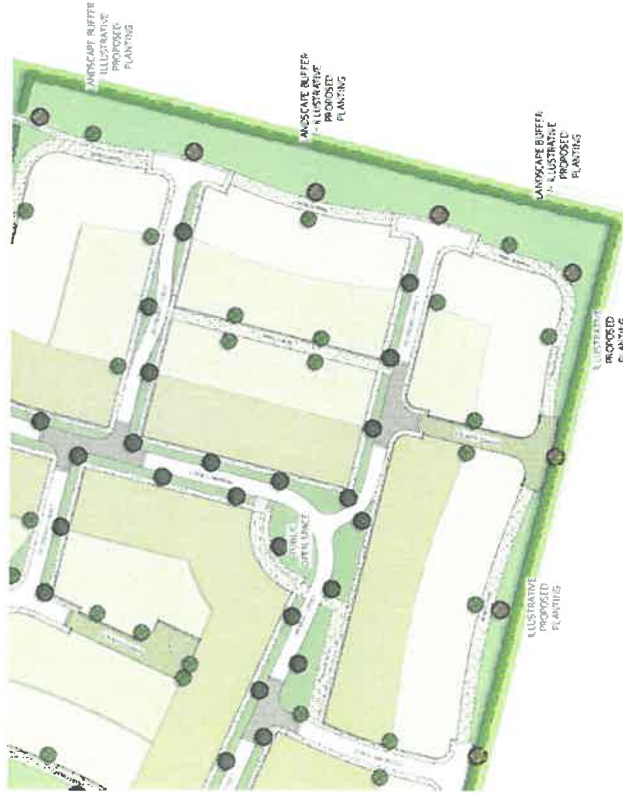
ORIGINAL OUTLINE MASTERPLAN



3.2 SECTION 2- EASTERN PARCEL

After comments from the LLFA and Whittlesey Town Council, the revised Masterplan now provides a 3m easement along all boundaries of the site. Development is now proposed to outlook onto the open countryside to the east, and a larger buffer along the eastern boundary is provided to reduce the landscape impact of the proposals. This buffer will be suitably planted to offer further screening and was requested by officers after reviewing the layout and wanting to create a softer buffer to the landscape viewing Whittlesey looking east to west.

Staggered junctions are now proposed, rather than crossroads, with Highways mentioning that crossroads were not preferred. Green verges are proposed on the main primary street, with a change in materials and raised tables to act as traffic calming.



REVISED MASTERPLAN



ORIGINAL OUTLINE MASTERPLAN



3.3 SECTION 3- NORTHERN PARCE

The large POS to the north has been kept, with the site now providing approximately 3.6 hectares of open space, which is massively exceeding Fenland standards (policy compliant POS at 1.78 hectares).

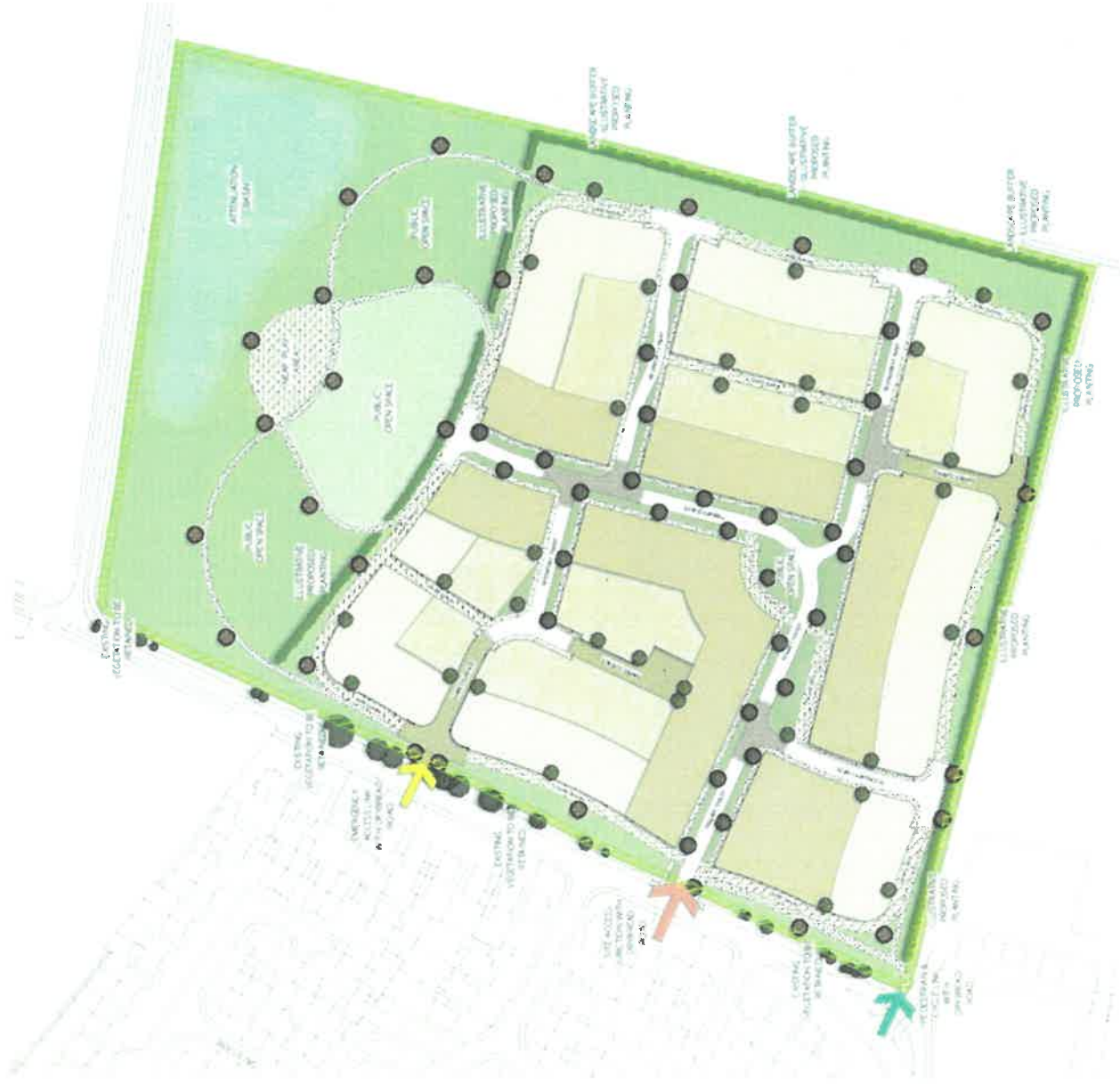
Development will look to view out onto POS to improve surveillance of the area and the POS will be subject to detailed planting and design submitted through a Reserved Matters application.

Proposals are still mindful of reducing the landscape impact of the development, with all development in line with the existing built form of Whittlesey



REVISED MASTERPLAN

ORIGINAL OUTLINE MASTERPLAN



3.4 Development Principles

- Site area: 8.1 hectares;
- Residential development: up to 175 homes;
- Proposed new vehicular access off of Drybread Road;
- Proposed new pedestrian access points, including connecting the existing cycle link in the south-western corner.
- Residential development would be outward looking, maximising natural surveillance and overlooking of key highways, public spaces and pedestrian routes;
- Residential parcels would be formed to provide back-to-back gardens with appropriate levels of parking and landscaping;
- Development will respect the built form along Drybread Road and Davie Lane
- A rural 'green edge' to setback and soften the visual impact of the development.
- Public open space provided throughout the development, exceeding space standards set out within local policy;
- Footpath improvements along the site entrance to improve safety and connectivity for residents on site.
- Landscaping retained and enhanced where present, with new trees and landscaping provided where possible across the development.



3.5 Development Benefits

- High quality development with open space throughout to improve placemaking
- Enhancement of biodiversity through additional planting and other habitat improvements
- Provision of 20% affordable housing (35 units based on 175-unit total) in compliance with Fenland District latest viability position.
- Developer contributions to be provided in accordance with the Council's latest viability position.
- New vehicular access from Drybread Road, with footway/cycleway connectivity to connect with the development to the south.
- A rural 'green edge' to setback and soften the visual impact of the development.
- Play Provision proposed to address shortfall of play areas along existing development north of Drybread Road.
- Development to achieve a Biodiversity Net Gain

4.0 SUMMARY

4.1 CHARACTER AND APPEARANCE

The mix of materials will ensure that an attractive development is brought forward that is also in keeping with the surrounding built form context. There would be a variety of house types provided and that there is a consistency of appearance across the scheme to ensure that a sense of place is established.

The materials are detailed in the attached drawings and confirm that we are proposing to use a mix of buff brick, render, and red brick. Roofing would be provided in a rustic or light grey colour.

Proposals will include electric car charging points to promote sustainable travel, and further detail of the character and appearance of the development will be submitted as part of the Reserved Matters

INDICATIVE STREET SCENES



INDICATIVE MATERIALS



CLUMBER RED



VILLAGE HARVEST
MULTI



CLUMBER RED
MIX



CALDERDALE EDGE
LIGHT GREY



TERRACOTTA RED
DOUBLE PANTILE



ALLISON
HOMES