

WHITTLESEY TOWN COUNCIL – Planning Committee

Minutes of the meeting held on Monday 19th February 2024 at 7.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY

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

Officer in Attendance: Sue Piergianni – Town Clerk & RFO

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

P14/2024. To receive apologies for absence from members.

Cllr Arman & Laws both personal.

P15/2024. To receive the minutes from the Planning Committee held on Wednesday 7th February 2024.

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

P16/2024. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and non pecuniary interests in relation to any agenda item.

F/YR23/0245/0 – Cllr Wainwright and Cllr Nawaz stated they were predetermined as they had lodged objections directly with Fenland District Council and would not vote on this application.

P17/2024. Public Forum (Time allowed 15 Minutes)

8 members of the public were present.

Mrs Chris Terrey – quoted the following extracts from 2 of the documents associated with planning application F/YR24/0049/O at 12 Broad Street. The first of these, dated 12th February, was a strong objection submitted by FDC's Engineers Department, as follows:

"Development should not be permitted where sufficient parking associated with each property is not provided. It would not be deemed acceptable to grant development with insufficient parking that would potentially then place additional pressure on the public car park from resident parking [that is, the Queen Street car park]. The Council's public car parks are provided to promote trade and enable town centre facilities to be accessed by Fenland residents travelling into the town by car".

and:

"Parking access for this development should be facilitated via Broad Street rather than the FDC car park." End of quote.


There's a frequently-used bus stop in front of the access on Broad Street, with on-street parking areas to the left and right of the access.

From the 14th February document, submitted by the FDC Estates Department, I quote:

"Our Engineers Team have made a separate comment, resisting any grant of a vehicular right of way to the proposed site from the car park. Estates share the same concern over any potential effect on FDC's interests over the car park. We would also resist any proposal for pedestrian access to the site, as this may encourage residents to park in the public car park; and we would object to any proposal to reduce the private parking requirement for the development that is based on residents' use of the public car park." End of quote.

Councillors will recall comments, similar to those above, made by the Head of FDC's Property, Assets and Major Projects Department in 2022 regarding the proposed change of use of Grosvenor House from offices to flats without car parking, adjacent to FDC's Grosvenor Road South car park.

But! I note there have been no comments from FDC officers regarding the more significant parking issues that would arise if the planning application at 24-30 Market Street were to be granted approval. Future residents of



the proposed flats on this site, with no associated parking facilities, would - inevitably - resort to using Fenland District Council's nearest car parks, in Queen Street or Woolpack Lane for example.

Cllr Dorling F/YR23/0245/0 – Resident and on Davie Lane, with 175 homes here and possible 249 adjacent. What is going to happen with road infrastructure

Margaret Heeney – F/YR23/0245/0 – Traffic report is not a true reflection, does not account for school traffic, lorries go up and down, sometimes 20 in one day, these were not counted in the traffic report, roads in disrepair, safety issue for children. They promise to increase school places with the section 106 and this needs to be agreed if the development goes ahead. This does not take into account the Bassenhally phase 4 traffic coning out onto Drybread Road. The building. Whittlesey keeps talking about a bypass, however the current roads require repair first. , The hedges on the proposed site have been flattened, they may be restored, but there is loss of habitat in the meantime. Bassenhally phase 4 are built 6 feet above road level so run off water is flooding other areas.

F/YR23/0245/0 - Cllr Wainwright & Cllr Nawaz spoke during the public forum in opposition to this application.

P18/2024. To consider planning applications received from FDC and CCC.

F/YR23/0245/0 - Erect up to 175 x dwellings (outline application with matters committed in respect of access) at Land South Of 250 Drybread Road Whittlesey Cambridgeshire Revised proposals have been received in respect of the above. The revision is: Amendments received, Revised Masterplan, Transport Assessment, Travel Plan,, Updated FRA, Drainage Layout, IDB Correspondence, Reptile Survey, Habitats Regulation Assessment Landscape & Visual Assessment, Amended Planning Statement, Archaeological Evaluation Report.

The Town Council recommend refusal on the following grounds

The area is situated OUTSIDE of the Strategic Allocation for development outlined in Planning Policy LP11. This alone should be grounds for refusal as there is no clear justification as to why the development should be allowed to exceed the planned areas for development.

Most importantly, there is the matter of access. Planning guidelines state that an allowance of 10 vehicle movements per day per residence should be assumed. That means close to 2,000 additional vehicle movements onto Drybread Road - a road already considered so dangerous it has a 20mph speed limit. The congestion at AJS is legendary in Whittlesey and the only way OFF Drybread road is through residential roads without the capacity to take the additional traffic (or, half a mile of single track lane without passing places!). New developments already in construction and planned at Hemmerley Drive will add to traffic joining through Otago Road. we note that CCC Highways have stated that Drybread Road (towards the A605) is unsuitable and needs to be addressed. They also refute the developer's assumption that the majority of traffic will go towards North Bank. This will result in additional traffic through Coronation Ave, Victory Ave, past the schools and down Cemetery Road.

The Fenland Local plan has, as its first objective that they "Minimise the irreversible loss of undeveloped land". This application is completely virgin farming land and fails this first objective.

Linked to this objective is the Vision stated in the plan that "Growth in homes and jobs will be closely linked to each other, with new infrastructure such as schools, roads, health facilities and open space provision planned and provided at the same time as the new buildings". No such provision or commitment is made in this proposal.

Planning Policy LP7 states "Development of an urban extension (i.e. the broad or specific locations for growth identified in Policies LP8-11) must be planned and implemented in a coordinated way, through an agreed overarching broad concept plan, that is linked to the timely delivery of key infrastructure." Again, this proposal fails this criteria. There is no new infrastructure, there is no coherent plan - just another new development without the means to keep it sustainable.

Policy LP13 states "Planning permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the requirements arising from the proposed development.". The most casual research will show that the infrastructure is totally inadequate to support this

development. Both doctor's surgeries are oversubscribed, as are the primary and secondary schools. There is no public transport links to this part of Whittlesey and it is sufficiently far to of town to make walking an unviable option for a significant proportion of the population.

Whittlesey Neighbourhood Plan Policy 1 states that developments should "Be supported by necessary infrastructure and facilities." As stated in the response to the previous point, this application fails to meet the first objective of the new Whittlesey Neighbourhood Plan.

Cllr Nawaz and Wainwright took no part in the vote.

F/YR24/0040/F - Change of use of existing garage/store and associated land to a venue for ceremonies, including the formation of a car park (part retrospective) at The Manor House 102 Eldernell Lane Coates Peterborough Cambridgeshire PE7 2DD.

The Town Council recommend refusal on the following grounds. The application is not in keeping with the quiet, rural setting and will adversely affect the setting of two Listed Buildings on Eldernell Lane. In addition, the application is in contravention of the following policies: Fenland Local Plan policies LP2, LP3, LP6, LP12, LP14, LP15, LP16 and LP19 National Planning Policy Framework (December 2023) paragraphs 89, 114, 117, 180 & 191 In addition there is serious risk of disruption to local residents due to late night traffic, noise and light disturbance. The section of Eldernell Lane that branches of from the north/south section to run easterly towards the property is 800m long, single track with no passing places. As such it is totally unsuitable for the amount of two-way traffic that can be expected from a venue such as the applicant proposes. proposed refusal unanimous.

F/YR24/0049/O - Erect up to 3x dwellings involving demolition of existing buildings (outline application with all matters reserved) at Land West Of The Maltings Queen Street Whittlesey Cambridgeshire

The Town Council recommend refusal as the there is no right for vehicular access to the properties, there is only pedestrian access, no plans for archaeology submitted, but developer has stated they will do it. LFA (leading flood authority)– there are no drainage plans. Over intensification of site, it adjoins the conservation area. If the car park was closed, or market / fair present, there would be no access to the properties..

F/YR24/0056/F - Erect 1 x dwelling (2-storey 3-bed) involving demolition of existing garage at Land West Of 4 Blunts Lane Whittlesey Cambridgeshire

The Town Council recommend refusal as the property will be out of keeping with the existing street scene, the proposed ridgeline is substantially higher than the adjacent property.

F/YR24/0068/F - Erect a single-storey rear extension and front porch and insulate externally with render finish at 268 Peterborough Road Whittlesey Peterborough Cambridgeshire PE7 1PJ.

The Town Council have no objection and therefore recommend approval unanimous

F/YR24/0075/F - Erect 1 x self/custom build dwelling (2-storey, 3-bed) at Land South Of 149 Stonald Road Fronting Childers Street Whittlesey Cambridgeshire

The Town Council recommend refusal as this is back garden development, over intensification of site, over shadowing of the facing properties to the South and out of character with the existing street scene.

Additional Information

F/YR23/1007/F – Change of use of storage yard to vehicle sales at The Old Barn Ramsey Road Whittlesey Peterborough Cambridgeshire PE7 1DR – This application has been withdrawn.

P19/2024. Date of next meeting: Tuesday 5th March 2024

Meeting Closed: 8.47



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Cllr Simon Black
Chairman
Planning Committee

