

WHITTLESEY TOWN COUNCIL - Planning Committee

Minutes of meeting held on Monday 7th September 2026 at 7.30pm at Peel House, 8 Queen Street, Whittlesey, PE7 1AY.

Present: Councillors Miscandlon, Bibb, Laws, and Wainwright.

Officer in attendance: Miss Angelika Piotrowicz- Town Clerk and Responsible Financial Officer.

Recording: A recording is made as an aide memoir for the minutes

P207/ 2026. To receive apologies from absence members and the reason for the absence.

Councillor Dickinson- No apologies received.

Councillor Nawaz- Sent apologies via email.

P208/2026. To receive members' declarations of disclosable pecuniary, non-disclosable pecuniary or non-pecuniary interests in relation to any items discussed later in the agenda.

Councillor Laws- Planning portfolio holder at Fenland District Council.

Councillor Bibb- Lobbied to item on the agenda.

Councillor Miscandlon- Lobbied to agenda item **F/YR26/0597/F**.

P209/2026. To confirm and sign the minutes from the planning meeting held on Monday 3rd August 2026.

- **Councillor Miscandlon signed the minutes as a true and correct record.**

P210/2026. Public Forum

To allow any member of the public to address the council. Time allowed 15 minutes in total to be split equally between the total amount wishing to speak.

8 members of the public present.

Saiyeesh, Anand Pattar, and Nicholas Douglass- Representatives spoke regarding the application **F/YR26/0597/F** proposed childcare facility, highlighting their experience of operating nurseries and the identified need for additional childcare provision in Whittlesey.

They stated that the proposal would provide local childcare, support working families, reduce travel and create local employment opportunities. They also confirmed that the site had been selected following research into local demand.

Concerns were raised during the planning process, including highway visibility and traffic, were acknowledged. The applicant advised that amendments had been made regarding visibility and the further information relating to the trees existing TPO's was being prepared.

The representatives confirmed their willingness to engage with the local community and address concerns raised.

Councillor Miscandlon suspended standing orders so questions can be asked.

- In response to questions, the applicant confirmed that they currently operate four nurseries, two in Peterborough, one in Leicester and one in Nottingham, and that the operations manager has extensive experience in the early – years sector.

Standing orders resumed.

Councillor Gerstner- A member representing local residents raised concerns regarding the suitability of the proposal at 62 Church Street, noting that the property is a prominent Edwardian residential building within the Conservation Area and is located close to listed buildings and St Andrew's Church.

Concerns were raised regarding traffic, highway safety and parking, particularly during peak and harvest periods. The member questioned whether staggard nursery arrivals and departures could be achieved without adding to existing congestion and suggested that a traffic survey be undertaken.

Further concerns were raised regarding the impact on the character and heritage of the building, existing Tree Preservation Orders and the potential loss of residential accommodation. Alternative locations including Scoldgate Centre and Springfield Industrial Estate, were suggested as potentially more suitable due to available parking and existing community facilities.

The members also raised concerns regarding noise, biodiversity and fire safety, particularly in relation to the proposed use of the upper floors and the requirements for safe means to escape.

The member acknowledged the need for additional nursery places but considered that the proposed location was unsuitable giving the existing traffic, residential setting and heritage considerations.

P211/2026. To consider planning applications received from FDC and CCC.

F/YR26/0576/F- Conversion of detached garage to form a 1-bed annexe ancillary to existing dwelling at 5 Bretts Way Whittlesey Peterborough Cambridgeshire PE7 1NQ

- **The Town Council recommends this application for approval, with condition the annex must remain within the curtilage of the primary premises and must never be sold as a separate, independent dwelling.**

F/YR26/0608/F- Erect 1 x dwelling, detached double garage and garden room including formation of access at Land West Of 54 Church Street Accessed Off Park Lane Whittlesey Cambridgeshire PE7 1JA

- **The Town Council recommends this application for for refusal, on the grounds that the layout of the site would significantly and negatively affect the residential amenity of the neighboring properties.**

F/YR26/0606/TRCA- Fell 1 x corkscrew/twisted willow within a conservation area at 11 North Green Coates Peterborough Cambridgeshire PE7 2BQ

- **The Town Council recommends this application for refusal, on the grounds that an arborist needs to complete a report to determine whether complete removal is necessary or if sensitive pruning and cutting back would suffice to retain the tree.**

F/YR26/0594/F- Conversion of 3 x barns and an outbuilding to form 2 x dwellings and an annexe, and erection of associated garage at Barns North And East Of 300 Drybread Road Whittlesey Cambridgeshire

- **The Town Council recommends this application for for refusal as the proposal is contrary to Local Plan Policy LP3.**

F/YR26/0600/TRCA- Works to 9 x Lime trees within a conservation area at 11 Claygate Whittlesey

- **The Town Council recommends this application for approval, with condition that all works must be executed by a certified, professional arborist in strict accordance with British**

Standard BS 3998:2010 and must fully comply with all relevant wildlife protection legislation.

F/YR26/0597/F- Change of use of existing dwelling to children's day nursery, erection of a 1.7m high (max height) front boundary wall and widen 2 x existing accesses at 62 Church Street Whittlesey Peterborough Cambridgeshire PE7 1DB Peterborough Cambridgeshire PE7 1QL

- **The Town Council recommends this application for refusal, on the grounds of the access, the traffic, and the effect on the street scene in a conservation area.**

F/YR26/0576/F- Conversion of detached garage to form a 1-bed annexe ancillary to existing dwelling at 5 Bretts Way Whittlesey Peterborough Cambridgeshire PE7 1NQ

- **This is a duplicate item on the agenda.**

F/YR26/0585/TRTPO- Works to 1 x European Lime tree covered by TPO 02/1991 at Cemetery Cemetery Road Whittlesey Cambridgeshire PE7 1RT

- **The Town Council recommends this application for for approval, with condition works must be carried out by an approved arborist in compliance with BS 3998 standards.**

F/YR26/0627/TRCA- Works to 2 x Cherry trees and 1 x Japanese Pagoda tree within a conservation area at 28 Claygate Whittlesey Peterborough Cambridgeshire PE7 1QL

- **The Town Council recommends this application to defer and return it to Fenland District Council to obtain clarification and improved mapping/description.**

F/YR26/0572/F- Erect a single-storey rear extension and raise roof height to create a second floor level including the insertion of 3x dormer windows and 1x Velux roof light to existing dwelling at 14A Church Street Whittlesey Peterborough Cambridgeshire PE7 1DB

- **This application was withdrawn.**

F/YR26/0578/A- Display of 1 x internally illuminated fascia sign (Retrospective) at Ground Floor 21 Whitmore Street Whittlesey Peterborough Cambridgeshire PE7 1HE

- **The Town Council recommends this application for refusal due to the detrimental impact on the character of the conservation area and the amenity of neighbors resulting from the excessive height.**

Proposed disabled parking bay: Sunnyville Road, Coates, Whittlesey

- **The Town Council recommends this application for approval.**

Proposed disabled parking bay: Windmill Street, Whittlesey

The Town Council unanimously recommended this application for refusal for the following reasons:

- Directly opposite a T Junction.
- Number of vehicles that need on road parking.
- Windmill Street is used as a rat run from Stonald Road to avoid Morton Fork Crossroad and traffic lights.
- It was brought to members attention the resident requesting this disabled parking bay is not a blue badge holder or has any medical issues.
- The resident is applying on behalf of her visitor and in our opinion, there is no valid reason for the occupier of this property to have a special arrangement of a disabled parking bay.

P212/2026. Additional information.

1. Proposed Diversion of Public Footpath 22 in Coates
2. F/YR25/0418/RM- Application has been withdrawn.

P213 /2026. Date of next meeting - Monday 21st September 2026 at 7.30pm

Meeting closed at 8.10pm

A handwritten signature in black ink, appearing to read 'A. Miscandlon', with a long horizontal flourish extending to the right.

Councillor Miscandlon

Chairman

Planning Committee