

Wisbech Town Council



PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

18 July 2022 – 6.30 pm

Council Chamber, Wisbech Town Hall

All members of the committee are hereby summoned to attend for the purposes of considering and resolving the business to be transacted at the meeting as set out below.

Members of the press and public are welcome to attend the meeting.

(A period not exceeding 15 minutes is made available at the beginning of the meeting, where the public so require, to raise issues relating to issues within the remit of this committee).

AGENDA

1. To receive members' apologies for absence.
2. To receive members' declarations of disclosable pecuniary, non-disclosable pecuniary or non-pecuniary interests in relation to any agenda item (see guidance notes at the end of the agenda).
3. To confirm and sign the minutes of the meeting of the Planning and Community Infrastructure Committee held on 4 July 2022 (attached).
4. To consider any planning related issues in terms of Fenland District Council schemes, projects, services or policies.
5. To consider any planning-related issues in terms of Cambridgeshire County Council schemes, projects, services or policies.
6. Correspondence – Clerk to report on matters of relevance to the committee, **including a consultation from King's Lynn and West Norfolk Borough Council** in respect of a planning application for a proposed change of use from Hotel to large HMO (Sui Generis) at Elme Hall Hotel, 69 Elm High Road, Emneth (planning application reference 22/010014/F):
<http://online.west-norfolk.gov.uk/online-applications>
7. Planning applications – to make observations, for submission to the Local Planning Authority.

At the time of agenda despatch, the planning applications shown on the schedule attached had been received by Wisbech Town Council.

Any applications received between the date of agenda despatch and the date of the meeting will be circulated to members in advance of the meeting.

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Copies of plans are available to view or online at <https://www.fenland.gov.uk/publicaccess/>

8. Date of next meeting – to note that the next meeting of this committee is scheduled for 1 August 2022; to commence at 6.30 pm.

Members of the committee: Councillors Hill, Imafidon (Vice-Chairman), Ketteringham, Oliver, Prest (Chairman) and Rackley; plus one vacancy.

Agenda issued and published (on 12 July 2022) by:

A handwritten signature in black ink, appearing to read 'T Jordan'.

**Mr T Jordan, PSLCC
Clerk to Wisbech Town Council
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NOTES:

The Council Chamber is situated on the first floor of the Town Hall and access is available via a stair-lift if required. However, if wheelchair access is required, please contact the office, on 01945 461333, so that the necessary arrangements (the installation of temporary ramping) can be made.

Members of the public, representatives of the press and councillors may film, audio-record, take photographs and use social media to report on meetings as they take place and the council shall make reasonable provision for this to happen. Those who wish to report on meetings in this way are advised to contact the Town Clerk in advance of the meeting so that any arrangements, if necessary, can be made. Further information regarding the situation is displayed on a notice at the entrance to the Council Chamber.

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SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION

Reference	Description	Comments
F/YR21/0789/F	<p>Erect 6 residential units (1 x three-storey block of 2-bed flats), involving demolition of existing building, at 35 Bedford Street, Wisbech (applicant: Foster Property Group Limited) = revised proposal; revision is Noise Impact Assessment and Qualitative Odour Risk Assessment submitted in response to FDC Environmental Protection consultation response dated 12 August 2021</p> <p>NOTE: When considering this planning application previously (which proposed 8 residential units) (on 9 August 2021), the committee had decided to “Object, on the basis that</p> <ul style="list-style-type: none"> • the proposal would constitute overdevelopment of the site • there is no on-site provision for the parking of vehicles <p>Members would be minded to support a proposal with fewer residential units (say, 6) accompanied by an appropriate amount of on-site parking provision to serve those units”</p>	
F/YR22/0309/F	<p>Erect 8 residential units (1 x three-storey block of 1-bed flats), involving demolition of existing building, at 5 Bedford Street, Wisbech (applicant: Mr Jamie Punton) = revised proposal; revision is updated site layout to show a direct pedestrian access to the building foyer, reduction of parking spaces (from 6 to 4) as a consequence of increasing parking space widths, and inclusion of cycle parking, together with supporting information responding to the consultation response of the Local Highway Authority</p> <p>NOTE: When considering this planning application previously (which proposed 8 residential units) (on 4 April 2022), the committee had decided “that the application be supported”</p>	

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F/YR22/0743/CERTLU	Certificate of lawfulness (Existing): Occupancy restriction on dwelling related to condition 4 of planning permission F/91/0307/F at Northfields Farm, Lords Lane, Wisbech (applicant: Mrs F Bliss)	
F/YR22/0744/A	Display of 1 internally-illuminated fascia sign, 2 non-illuminated wall-mounted signs and 2 window vinyls at Unit B, Belgrave Retail Park, Sandown Road, Wisbech (applicant: Currys Group)	
F/YR22/0750/VOC	Removal of condition 3 (refuse) and variation of condition 4 (list of approved drawings) of planning permission F/YR20/0369/F (Change of use of part first-floor from ancillary floorspace to restaurant/bar to form 3 x 3-bed flats) to include 2 refuse stores and allow alterations to fenestration arrangements at Rift Bar, Horsefair, Wisbech (applicant: ARB Commercial Enterprises Ltd)	
F/YR22/0763/F	Change of use from Assembly and Leisure to a mixed use (Offices, Assembly and Leisure) Sui Generis at Pinnacle House, Nene Parade, Wisbech (applicant: Snowmountain Enterprises Ltd)	
F/YR22/0764/F	Erect 4 dwellings (two-storey, 5-bed) with double garages on land north-west of Sunnyside, Coss Lane, Wisbech (applicant: Wisbech Construction Ltd)	
F/YR22/0768/F	Change of use from retail and offices to 2 commercial units (use class E) and 34 flats (1-bedroom), with associated alterations and removal of glass roof, at 1 – 3 Bridge Street, Wisbech (applicant: East West Holding Ltd)	
F/YR22/0769/LB	Internal and external alterations to a listed building to enable change of use from retail and offices to 2 commercial units (use class E) and 34 flats (1-bedroom), with associated alterations and removal of glass roof, at 1 – 3 Bridge Street, Wisbech (applicant: East West Holding Ltd)	
F/YR22/0794/TRCA	Fell 1 Ash tree within a Conservation Area at 6 Clarkson Avenue, Wisbech (applicant: Mr P Goodale)	

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F/YR22/0798/TRTPO	Works to 1 x Holly Tree covered by TPO 06/1992 at 19C Clarkson Avenue Wisbech (applicant: Miss Dawn Holl-Campbell)	
F/YR22/0799/F	Conversion of existing basement storage area to create a dwelling (1-bed studio flat) (retrospective) at 10 Market Street, Wisbech (applicant: Mr D Toombes)	
F/YR22/0800/LB	Internal and external works to a listed building to convert existing basement storage area into a dwelling (1-bed studio flat) at 10 Market Street, Wisbech (applicant: Mr D Toombes)	
F/YR22/0802/PIP	Residential development of up to 9 dwellings (application for Permission in Principle) on land north of Sandy Lane, Wisbech (applicant: Mr Robin)	

Exclusion of the public from meetings for confidential items of business

To exclude the public (including the press) from a meeting of the Council, it is necessary for the following proposition to be moved and adopted “that, in accordance with the provisions of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting for item number(s), which involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) as indicated”

Notes on members’ interests

Disclosable Pecuniary Interests

- (1) *Members are required to declare any disclosable pecuniary interest and, unless the member has obtained a dispensation, he or she cannot discuss or vote on the matter at the meeting and must leave the room whilst the matter is being debated or voted on.*
- (2) *A member has a disclosable pecuniary interest if it*
 - (a) *relates to him or her, or*
 - (b) *is an interest of -*
 - (i) *the member’s spouse or civil partner; or*
 - (ii) *a person with whom the member is living as husband and wife; or*
 - (iii) *a person with whom the member is living as if civil partners and the member is aware that the other person has the interest.*
- (3) *Disclosable pecuniary interests include -*
 - (a) *any employment or profession carried out for profit or gain;*
 - (b) *any financial benefit received by the member in respect of expenses incurred carrying out his or her duties as a member (except from the Council);*
 - (c) *any current contracts with the Council;*
 - (d) *any beneficial interest in land/property within the Council's area;*
 - (e) *any licence for a month or longer to occupy land in the Council's area;*
 - (f) *any tenancy where the Council is landlord and the member (or person in (2)(b) above) has a beneficial interest;*
 - (g) *a beneficial interest (above the specified level) in the shares of any body which has a place of business or land in the Council's area.*

Other Interests

- (4) *If a member has a non-disclosable pecuniary interest or a non-pecuniary interest, he or she is required to declare that interest but may remain and participate in discussion and voting.*
- (5) *A member has a non-disclosable pecuniary interest or a non-pecuniary interest where -*
 - (a) *a decision in relation to the business being considered might reasonably be regarded as affecting the well-being or financial standing of the member or a member of his or her family or a person with whom the member has a close association to a greater extent than it would affect the majority of the council tax payers, rate payers or inhabitants of the ward or electoral area for which the member has been elected or otherwise of the authority's administrative area, or*
 - (b) *it relates to or is likely to affect any of the descriptions referred to above but in respect of a member of the councillor’s family (other than specified in (2)(b) above) or a person with whom the member has a close association and that interest is not a disclosable pecuniary interest.*