

# Wisbech Town Council



## PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

**(Tuesday)** 30 May 2023 – 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. Election of Chairman for the municipal year 2023/24.
3. 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).
4. Election of Vice-Chairman for the municipal year 2023/24.
5. To confirm and sign the minutes of the meeting of the Planning and Community Infrastructure Committee held on 2 May 2023 (circulated previously).
6. To consider any planning related issues in terms of Fenland District Council schemes, projects, services or policies.
7. To consider any planning-related issues in terms of Cambridgeshire County Council schemes, projects, services or policies. to include an application for the erection of a single-storey 60 place SEMH school for pupils in KS3 and KS4 11 to 16 years, with associated vehicle and pedestrian access, formal sports pitches and amenity space, car and cycle parking, vehicular drop off area, landscaping and associated ancillary works, together with the provision of a footpath and associated highway works, creation of a new access to The Still for agricultural vehicles, and demolition of existing residential farmhouse and barn on land north of Barton Road, east of Gadds Lane and west of The Still, Wisbech (reference number CCC/23/048/VAR).

This application is to vary condition 9 (highways works) and condition 31 (Footpath Number 1 (The Still) Post Dilapidations Survey) of CCC/21/215/FUL, by amending the approved plans relating to the footpath along Barton Road, and the time limit and trigger for the

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post dilapidations survey: <http://planning.cambridgeshire.gov.uk>

8. Correspondence – Clerk to report on matters of relevance to the committee.
9. 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.

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

10. Wisbech-related Planning and Conservation matters/issues – in accordance with minute P59/22, to discuss any such matters/issues, for referral to the Local Planning Authority (or another relevant agency) where appropriate.
11. Date of next meeting – to note that the next meeting of this committee is scheduled for 19 June 2023; to commence at 6.30 pm.

**Members of the committee: Councillors Edwards, Ketteringham, Meekins, Oliver, Rafique and Sagoo; plus one vacancy.**

***Agenda issued and published (on 23 May 2023) 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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PE13 1JR  
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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/YR22/0844/O	<p>Hybrid application: Outline application with matters committed in respect of access to erect up to 224 dwellings and Full application to erect 101 two-storey dwellings (7 x 1-bed, 24 x 2-bed, 45 x 3-bed and 24 x 4-bed) with associated parking, landscaping, public open space and a new access off Sandy Lane on land to the east of Stow Lane, Wisbech (applicant: Seagate Homes Limited) = <b>revised proposal; revision is: Sandy Lane/Orchard Road improvements, house type amendments, landscape alterations, completed ecology surveys/Impact assessment, connectivity to neighbouring site of cycleway/footway on Sandy Lane</b></p> <p><b>NOTE: When considering this planning application previously (on 15 August 2022), the committee had decided “That the application be supported, subject to the Local Highway Authority being satisfied with the proposed access arrangements”</b></p>	
F/YR22/1107/F	<p>Change of use of barber’s shop to hot food takeaway (Sui-generis), involving the installation of an extractor unit to rear elevation and door to side elevation, at 50 West Street, Wisbech (applicant: Mr Angel Mitev) = <b>revised proposal; revision is: re-consultation to Wisbech Town Council due to objection reasons in Highway terms and Highway officer now confirming no objection</b></p> <p><b>NOTE: When considering this planning application previously (on 12 December 2022), the committee had decided to “Object, on the basis that the proposed use is likely to generate an increase in the number of vehicles visiting the premises, resulting in additional on-street parking and, because of the location of the premises, a consequent detrimental impact upon highway safety”</b></p>	
F/YR23/0271/LB	<p>Works to a Listed Building – installation of 2 replacement windows at 39 – 40 North Brink, Wisbech (applicant: Mrs Patricia Bell)</p>	

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F/YR23/0308/F	<p>Change of use of land to gypsy and traveller residential use, including the siting of 1 mobile home, 1 touring caravan and to erect a single-storey day room, including erection of a 1.0 metre high (max.) front boundary wall with 1.8 metres high (max.) piers and 2.0 metres high (max.) gates (part-retrospective) on land south-east of The Brambles, Bevis Lane, Wisbech St Mary (applicant: Ms C Lee) = <b>revised proposal; revision is: revised plans submitted showing amended front boundary treatment</b></p> <p><b>NOTE: When considering this planning application previously (on 2 May 2023), the committee had decided “That the application be supported”</b></p>	
F/YR23/0364/FDL	<p>Erect and siting of fibre exchange telecommunications, including meter cabinet, transformer, generator, fibre cabin and 2.4 metres high (max.) palisade fence, on land south-east of 31 Algores Way, Wisbech (applicant: City Fibre)</p>	
F/YR23/0355/F	<p>Erect part single-storey, part two-storey rear extension and first-floor side extension to existing dwelling, involving demolition of existing conservatory, at 16 Hillburn Road, Wisbech (applicant: unknown)</p>	
F/YR23/0374/F	<p>External alterations, including new cladding and trims, removal of asbestos roof and replacement with plastisol sheeting on units 3 and 4. Removal of 2 windows to front elevation, removal of 4 windows to rear elevation and alteration from flat roof to pitched roof on offices to unit 3; and reduction in roof lights from 24 to 12 on unit 4, at Units 3 and 4 Queens Business Centre, 62 Weasenham Lane, Wisbech (applicant: unknown)</p>	
F/YR23/0375/F	<p>Erect a chilled storage/packing building and 4 x 10.0 metres high (max. height) lighting columns with associated parking and landscaping and the formation of an attenuation pond, involving the demolition of existing buildings, at land south-west of Del Monte UK Limited, Weasenham Lane, Wisbech (applicant: Del Monte (UK) Ltd)</p>	
F/YR23/0383/A	<p>Display of 1 internally-illuminated fascia sign, 1</p>	

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	internally-illuminated hanging sign and non-illuminated letters at 22 Horsefair, Wisbech (applicant: Blanktable)	
F/YR23/0384/F	Installation of cladding to shop front (retrospective) at 22 Horsefair, Wisbech (applicant: Blanktable)	
F/YR23/0386/VOC	Variation of condition 19 (acoustic fence) and condition 22 (list of approved plans) of planning permission F/YR22/0354/F (Erect 16 dwellings (two-storey 3-bed) with associated garages, parking and landscaping, involving demolition of existing buildings) to change acoustic fence location and brick type at 134A Ramnoth Road, Wisbech (applicant: St Mary's Estates)	
F/YR23/0387/F	Erect a first-floor side extension and convert existing garage to enable the formation of a 1-bed annexe ancillary to existing dwelling and erect a front porch, re-roofing works and the demolition of existing rear outbuilding at 196 Norwich Road, Wisbech (applicants: Mr and Mrs Lynn)	
F/YR23/0389/F	Demolition of existing building (following fire damage) at site of former 5 Market Place, Wisbech (applicant: Indylby Investments Ltd and Biscuit Investments Ltd)	
F/YR23/0390/LB	Demolition of existing listed building (following fire damage) at site of former 5 Market Place, Wisbech (applicant: Indylby Investments Ltd and Biscuit Investments Ltd)	
F/YR23/0392/TRTPO	Works to 1 Sycamore tree covered by TPO 06/1992 at 19D Clarkson Avenue, Wisbech (applicant: Mr Paul Merrell)	
F/YR23/0394/F	Alterations to shop front to form new entrance (to flats) at 9 – 10 High Street, Wisbech (applicant: Whitfield Portfolio Ltd)	
F/YR23/0395/LB	External works to a listed building to replace rainwater goods at Octavia View, 10A – 14 South Brink, Wisbech (applicant: The Ferry Project)	
F/YR23/0406/TRTPO	Works to a Lime tree covered by TPO 11/1974 at 4	

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	Marlborough Court, Wisbech (applicant: Mario Abbolle)	
F/YR23/0410/F	Replacement front door and arched fanlight to existing dwelling at 6 Clarkson Avenue, Wisbech (applicant: Robin Sohdi)	
F/YR23/0413/A	Display of 1 non-illuminated fascia sign at 22 – 23 Old Market, Wisbech (applicant: Peter Humphrey Associates)	
F/YR23/0415/F	Alterations to existing building, involving conversion of part of building to create 6 x two-storey dwellings (1 x 1-bed, 4 x 2-bed and 1 x 3-bed) and refurbishment of existing nightclub, including new frontage, at 22 – 23 Old Market, Wisbech (applicant: Peter Humphrey Associates)	
F/YR23/0420/F	Change of use of property from dwelling (C3) to mixed use dwelling and acupuncture clinic, involving the erection of a detached cabin and the demolition of existing outbuilding and conservatory, at 2 Clarkson Avenue, Wisbech (applicant: Mrs Marianne Killick)	
F/YR23/0434/F	Erect a single-storey rear extension to existing dwelling at 30 Clarkson Avenue, Wisbech (applicant: Mrs B Ibrahim)	



## **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.*