

# Wisbech Town Council



## PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

31 March 2025 – 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 10 March 2025 (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.
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.

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

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8. 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.
9. Date of next meeting – to note that the next meeting of this committee is scheduled for 22 April 2025; to commence at 6.30 pm.

**Members of the committee: Councillors Edwards (Chairman), Human, Ketteringham (Vice-Chairman), Meekins, Rafique, Sagoo and Tanfield.**

*Agenda issued and published (on 25 March 2025) by:*

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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/YR24/0857/F	<p>Erect a secondary school (three-storey) with associated fencing (up to 3.0 metres high), PE courts, external lighting, parking, access, landscaping and drainage on land south-west of Thomas Clarkson Academy, Corporation Road, Wisbech (applicant: Department for Education) = <b>revised proposal; revision is: Response to Highway Officer comments (ref: 600796/IA/P01, received on 25 February 2025), Transport Assessment (ref: 600796-HEX-00-TP-RP-X-0001 RevV02, received on 12 March 2025), Applicants' response to Wisbech Town Council comments (received on 12 March 2025)</b></p> <p><b>NOTE: When considering this planning application previously (on 11 November 2024) this committee decided to "Object, on the basis that</b></p> <ul style="list-style-type: none"> <li>• <b>the proposal would constitute overdevelopment of the site</b></li> <li>• <b>there would be an unacceptable detrimental impact upon the amenities of nearby residents at daily school opening and closing times because of the additional traffic that would be generated, as well as the likelihood of inconsiderate parking of vehicles</b></li> <li>• <b>there would be an unacceptable detrimental impact upon the amenities of nearby residents during the construction phase as a result of the movements of contractors' vehicles"</b></li> </ul> <p><b>The committee also commented that "if the Local Planning Authority proposes to grant planning permission for this proposal, it should be subject to the relevant Internal Drainage Board being satisfied with the drainage arrangements"</b></p>	
F/YR25/0097/F	<p>Erect a two-storey temporary modular school building at Thomas Clarkson Academy, Corporation Road, Wisbech (applicant: The Secretary of State for Education) = <b>revised proposal; revision is: A School Travel Plan</b></p>	

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	<p><b>Statement has been received by the Local Planning Authority on 11 March 2025. This is in addition to a Transport Statement and other planning application documents/drawings which were received by the Local Planning Authority on 11 February 2025</b></p> <p><b>NOTE: When considering this planning application previously (on 10 March 2025) this committee decided to “Object, on the basis that approval of this proposal would result in both additional vehicle movements and increased parking of vehicles in the vicinity of the application site, an area which is already congested, detrimental to both highway safety and the amenity of nearby residents”.</b></p> <p><b>The committee had also commented that “Residents already experience the parking of vehicles across their driveways at school opening and closing times and the approval of this proposal is likely to worsen that situation”</b></p>	
F/YR25/0180/F	Change of use of ground floor to café, and extend and raise the height of the roof to create 2 flats, involving the insertion of windows to front and side at first floor level of existing building, at 37 Norwich Road, Wisbech (applicant: Mr T He)	
F/YR25/0218/F	Change of use of part of building to extend existing café/restaurant and drinking establishment (sui generis) and external alterations (part-retrospective) at 1 Mount Pleasant Trading Estate, Mount Pleasant Road, Wisbech (applicant: Oasis Grill Bar)	
F/YR25/0227/TRTPO	Works to 1 Silver Birch tree covered by TPO 11/1974 at 5 Marlborough Court, Wisbech (applicant: Mr Mervyn Hart)	

## **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.*