

Wisbech Town Council



PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

5 November 2018 – 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 22 October 2018 (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 appeal – to note the submission of an appeal against Fenland District Council's refusal of planning application F/YR18/0370/F (for the conversion of a detached single garage to a two-storey 1-bed dwelling on land east of 41 Ramnoth Road, Wisbech) and to consider the opportunity to submit to the Planning Inspectorate a representation (in addition to the comments made to Fenland District Council, when consulted upon this planning application) in respect of this development proposal.

At minute P106/17 this committee decided to object to planning application F/YR18/0370/F, on the basis that approval of the proposal would result in overdevelopment of the site.

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8. 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 committee members in advance of the meeting.

Copies of plans are available to view at the Council Chamber or online at http://www.fenland.gov.uk/publicaccess/tdc/DcApplication/application_searchform.aspx

Members of the committee: Councillors Balsevics, Hill (Vice-Chairman), Lynn, Oliver, Miss Oliver (Chairman), Prest, Rackley, Schooling and Wing.

Agenda issued and published (on 30 October 2018) 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.

SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION

| Reference | Description | Comments |
|----------------|--|----------|
| F/YR18/0527/F | <p>Erection of a single-storey side/rear extension and formation of car parking to front of existing care home, involving demolition of existing two-storey building and removal of swimming pool, at Langley Lodge Rest Home, 26 Queens Road, Wisbech (applicant: Langley Lodge Care Home) = revised proposal; revision is amended plans: LL/15 Revision H (site plan), LL/19 Revision D (front elevation), LL/20 Revision F (side elevation 1), LL/23 Revision E (side elevation 2), LL/21 Revision F (rear elevation), LL/22 (roof plan)</p> <p>NOTE: When considering the original version of this application (on 25 June 2018), this committee decided to object to the proposal, on the basis that</p> <ul style="list-style-type: none"> • approval of the proposal, given its mass and scale, would have a detrimental impact upon the amenities of occupiers of neighbouring residential properties in terms of overshadowing, loss of light and a sense of enclosure • there is insufficient provision of on-site parking facilities for staff and visitors | |
| F/YR18/0930/F | Erection of 2 x 2-bed single-storey dwellings, involving demolition of existing garage on land east of 44 Staithe Road, Wisbech (applicant: Mr Perry Wiffen) | |
| F/YR18/0935/RM | Reserved Matters application relating to detailed matters of layout, scale, appearance and landscaping pursuant to outline permission (F?YR18/0060/O) for the erection of a two-storey 3-bed dwelling on land west of Green Gable, Magazine Lane, Wisbech (applicant: Mr S Necker) | |
| F/YR18/0941/F | Erection of first-floor front extensions over porch and garage and formation of new access to existing dwelling at 4 Hillburn Road, Wisbech (applicant: Mr Steve Compton-Cook) | |
| F/YR18/0946/F | Change of use from 2 x 2-bed flats to 1 x 6-bed dwelling at 34 Alexandra Road, Wisbech (applicant: Mr Shane Evans) | |
| F/YR18/0958/F | Erection of a two-storey 4-bed dwelling and a double garage to serve 184 Lynn Road, involving the demolition of existing garage, at 184 Lynn Road, Wisbech (applicant: Mr and Mrs Key) | |

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.*