

WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

17 DECEMBER 2018 – 6.30 pm

MINUTES OF MEETING

Present: Councillor Miss Oliver, Chairman; Councillors Balsevics, Hill, Lynn, Oliver, Prest, Rackley and Wing (from 6.35 pm).

Apologies: Councillor Schooling.

Public participation: None requested.

The minutes of the meeting of the Planning and Community Infrastructure Committee held on 3 December 2018 were confirmed and signed.

P66/18 Fenland District Council

The Deputy Clerk reported that there were no planning-related issues in terms of Fenland District Council schemes, projects, services or policies requiring consideration by this committee.

Members decided that the situation be noted.

P67/18 Cambridgeshire County Council

The Deputy Clerk reported that there were no planning-related issues in terms of Cambridgeshire County Council schemes, projects, services or policies requiring consideration by this committee.

Members decided that the situation be noted.

P68/18 Correspondence

(1) Planning application F/YR18/1079/F

The Deputy Clerk summarised the content of two letters which had been received from members of the public in relation to planning application F/YR18/1079 (for change of use of pump house (D1) to community café (A3) (retrospective) at the Pump House, The Castle, Museum Square, Wisbech).

One of the members of the public questioned the appropriateness of a committee of Wisbech Town Council commenting, as a consultee, upon an application which had been submitted to the Local Planning Authority (LPA) by the Town Council (as applicant); also, he expressed concern that the application had been submitted retrospectively and that such action could set a precedent, leading to a similar approach being taken by others in Wisbech.

The other member of the public also questioned the appropriateness of Wisbech Town Council commenting upon its own planning application and mentioned his concern regarding the retrospective nature of the planning application. He suggested that the members of this committee should declare an interest in the application and not

consider the proposal. In addition, he enquired as to whether, in the light of the fact that Wisbech Castle is a Listed Building, there had been an appropriate dialogue between Wisbech Town Council and Fenland District Council (as Local Planning Authority) regarding the Conservation aspects relating to this site.

Members are aware that Wisbech Town Council is a statutory consultee on all of the planning applications (even any of its own) which relate to development proposals for Wisbech. However, all members declared a non-pecuniary interest in this application and declined (at minute P69/18) to make any comment to the Local Planning Authority in respect of the proposal.

Members are aware also that it is not uncommon for changes of use to take place before planning permission is sought and they were informed by the Deputy Clerk that no concerns had been raised by the Local Planning Authority (LPA) regarding the change of use of the Pump House; the LPA merely requested that the situation be regularised through the usual planning process. In addition, she mentioned the commentary and advice which had been provided, during a visit to the site, by the District Council's Conservation Officer.

Members decided that the contents of both letters be noted and that the Deputy Clerk would respond in writing, to both members of the public, to the issues which had been raised.

(2) Consultation from King's Lynn and West Norfolk Borough Council

Further to minute P38/18 (1), members considered a letter of consultation from King's Lynn and West Norfolk Borough Council in respect of amended plans which had been submitted to that council in relation to planning application reference 18/01464/RMM (for the construction of 117 dwellings on land east of 11 to 37 Elm High Road, Emneth).

Members decided that King's Lynn and West Norfolk Borough Council be informed that Wisbech Town Council supports the amended plans which had been submitted in relation to planning application 18/1464/RMM

P69/18 Applications for planning permission

Members considered the applications set out on the attached schedule and decided to submit to the Local Planning Authority the comments, as the consultation responses of the Town Council, listed in that schedule.

Meeting finished at 7.10 pm.

Signed.....

Dated.....

WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

**APPLICATIONS FOR PLANNING PERMISSION – 17 December 2018
(Minute P69/18 refers)**

SCHEDULE OF PLANNING APPLICATIONS

Reference	Description	Comments
F/YR18/1050/F	Retention of a storage building at Dawbarns, 65 Harecroft Road, Wisbech (applicant: Mr Harrington)	That the application be supported but, because of the temporary nature of construction of the existing building, the planning permission to be for a temporary period of one year, with the applicant being invited to submit within that year an application for a permanent building on the site
F/YR18/1056/F	Erection of a first-floor extension and single-storey extension to rear of existing dwelling at 21 Westmead Avenue, Wisbech (applicants: Mr and Mrs G Dempsey)	That the application be supported
F/YR18/1058/O	Erection of a dwelling, involving the demolition of existing garage (Outline application with all matters reserved) on land north-west of 59A Colvile Road, Wisbech (applicant: Mr A Page)	That the application be supported
F/YR18/1061/F	Erection of a single-storey extension to form activity room to existing care home at The Conifers, 134 North Brink, Wisbech (applicant: Mr Robert Page)	That the application be supported
F/YR18/1077/F	Erection of two-storey side and single-storey rear extensions and conservatory to rear and dwarf wall to front of existing dwelling, involving demolition of existing garage and lean to, within a Conservation Area at 68	That the application be supported, subject to the proposed works according with the professional opinion

	North Brink, Wisbech (applicants: Mr and Mrs Williamson)	of FDC's Conservation Officer
F/YR18/1079/F	Change of use of pump house (D1) to community café (A3) (retrospective) at the Pump House, The Castle, Museum Square, Wisbech (applicant: Wisbech Town Council)	That, given that Wisbech Town Council is the applicant for this proposal, no comment be made by the Town Council in respect of this application
F/YR18/1091/CERTLU	Certificate of lawfulness (Existing): Use of building as a Hot Food Takeaway (A3/A5) at 7 Edinburgh Drive, Wisbech (applicant: Yummy Yummy Takeaway)	That the application be supported (councillors are aware that this building has been used as a hot food takeaway for many years)
F/YR18/1100/TRTPO	Works to an Oak tree covered by TPO 05/2002 at 89 Railway Road, Wisbech (applicants: Mr Harry Robbins and Mrs Barbara Bamforth)	That the application be supported, subject to the proposed work according with the professional opinion of FDC's Arboricultural Officer
F/YR18/1104/F	Erection of a 3-storey block of flats, comprising of 3 x 2-bed with balconies, on land east of 13 Norfolk Street, Wisbech (applicant: Mr S Green)	Object to the proposal, on the basis that <ul style="list-style-type: none"> • approval of the proposal would constitute overdevelopment of the site • erection of the proposed block of flats would result in overlooking and a loss of light to

		<p>nearby properties, which would be detrimental to residential amenity</p> <ul style="list-style-type: none"> • no provision is made for the on-site parking of vehicles
F/YR18/1122/F	Change of use from shop store to 1-bed flat (retrospective) at 29D Castle Mews, Wisbech (applicant: Mr Singh)	That the application be supported
F/YR18/1123/TRCA	Fell one Nootka Cypress tree within a Conservation Area at Lyncroft Residential Home, 81 Clarkson Avenue, Wisbech (applicant: Country Court Care)	That the application be supported, subject to the proposed work according with the professional opinion of FDC's Arboricultural Officer

(Councillors Balsevics, Hill, Lynn, Oliver, Miss Oliver, Prest, Rackley and Wing declared their respective non-pecuniary interest in planning application F/YR18/1079/F, by virtue of their membership of Wisbech Town Council (the applicant for the proposal))