



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

23 APRIL 2018 – 8.35 pm

MINUTES OF MEETING

Present: Councillor Miss Oliver, Chairman; Councillors Balsevics, Hill, Lynn, Oliver and Tibbs.

Apologies: Councillors Schooling and Wing.

The minutes of the meeting of the Planning and Community Infrastructure Committee held on 9 April 2018 were confirmed and signed.

P98/17 Fenland District Council

Councillor Oliver reminded members of a presentation which had been made to this committee on 11 July 2016 (minute P18/16 refers) by Mr J Burton, a planning agent who had been dealing with an application for the erection of 3 x two-storey dwellings at 403 Lynn Road, Wisbech (planning application reference F/YR15/1038/F). Mr Burton had informed this committee that the Local Planning Authority (Fenland District Council) was requiring the applicants to demonstrate a wider community benefit for the scheme, such as making financial contributions to community projects as advised by the Town Council.

On 11 July 2016 Mr Burton had provided this committee with examples of the types of community projects which could be supported, through a financial contribution resulting from the grant of planning permission for proposals such as the one covered by planning application F/YR15/1038/F and he had sought the committee's views as to an appropriate contribution that could be made as part of this proposal. This committee decided at its 25 July 2016 meeting (minute P23/16 refers) that the financial sum to be required of the applicants be used as a contribution towards the provision of a permanent electricity supply at Wisbech Park.

Councillor Oliver informed members that the Clerk and he had become aware recently, through a conversation with Mr Burton, that Fenland District Council had granted planning permission for the development covered by planning application F/YR15/1038/F but without the requirement for the applicants to make any payment to Wisbech Town Council.

Mr Burton had subsequently provided to the Clerk a copy of a Unilateral Undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 (which had been produced by local solicitors for the applicants and sent to Fenland District Council by their planning agent on 26 August 2016), which had committed the applicants to pay the sum of £1,500 per plot (total of £4,500) towards the cost of installing a permanent electricity supply at Wisbech Park.

Members expressed their extreme disappointment at being "let down" so badly by the Local Planning Authority, which would appear to be as a result of the case officer within the District Council's planning service failing to implement that council's policy/process in this case.

Members decided, unanimously, on the proposal of Councillor Oliver, seconded by Councillor Balsevics, that the Clerk would write to the Head of Planning Services at Fenland District Council (FDC) to complain that, as a consequence of an error made by one of his officers, Wisbech Town Council had failed to receive the funding which had been offered by the applicants and to enquire as to any action which could be taken by FDC to remedy the situation.



P99/17 Cambridgeshire County Council

The 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.

P100/17 Correspondence

The Clerk reported that no planning-related correspondence had been received.

Members decided that the situation be noted.

P101/17 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.

In addition, members noted the withdrawal of planning application F/YR18/0247/F (Erection of 4 x two-storey 2-bed dwellings on land north of 101 and 101A Elm Low Road, Wisbech), which had been considered, and supported, by this committee at minute P93/17.

Meeting finished at 8.55 pm

Signed.....

Dated.....



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

**APPLICATIONS FOR PLANNING PERMISSION – 23 April 2018
(Minute P101/17 refers)**

SCHEDULE OF PLANNING APPLICATIONS

Reference	Description	Comments
F/YR12/0569/O	Residential development of up to 149 dwellings; retail development of up to 910 sq. m; open space; landscaping; and pedestrian, cycle and vehicular access off Lynn Road on land east of 46 Old Lynn Road, Wisbech (applicant: Ashley King Developments Ltd) = revised proposal; revision is further information	<p>That the application be supported.</p> <p>Wisbech Town Council is of the belief that a development of this scale would generate a requirement for a Section 106 Planning Obligation in relation to the provision of funding for certain facilities/infrastructure.</p> <p>In such a circumstance, Wisbech Town Council (WTC) would request Fenland District Council (FDC) to invite WTC to submit suggestions to FDC as to the spending of any such monies provided by way of the obligation for off-site recreational provision.</p> <p>This council is of the opinion that it is more important now, than when consulted on this application previously, that the Local Planning Authority assesses fully the impact of this proposal upon</p>



		community infrastructure (such as the adequacy of the highway network).
F/YR18/0327/F	Change of use from House in Multiple Occupation (C4) to mixed use Estate Agents (A2) use (on part of ground floor only) and House in Multiple Occupation (C4) (part retrospective) at 9 Market Street, Wisbech (applicant: Steven Green)	That the application be supported
F/YR18/0328/LB	Internal and external alterations to a listed building, including the display of signage to front of existing building to enable a change of use from House in Multiple Occupation (C4) to mixed use Estate Agents (A2) use (on part of ground floor only) and House in Multiple Occupation (C4) (part retrospective) at 9 Market Street, Wisbech (applicant: Steven Green)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer
F/YR18/0329/A	Display of 1 x externally-illuminated fascia sign and 2 x externally-illuminated hanging signs to front of existing building at 9 Market Street, Wisbech (applicant: Steven Green)	That the application be supported, subject to the proposed signage being in keeping with the building and the Conservation Area
F/YR18/0342/A	Display of 1 externally-illuminated hanging sign; 2 non-illuminated fascia signs and 2 vinyl signs at 30 – 31 Market Place, Wisbech (applicant: Yorkshire Building Society)	That the application be supported
F/YR18/0343/F	Formation of an access road and erection of 2.4 metres high gates and fencing on land north of Anglia Community Eye Services, Cromwell Road, Wisbech (applicant: : Grafton Merchating GB Ltd)	That the application be supported
F/YR18/0351/F	Erection of a two-storey and single-storey extension to rear of existing dwelling, involving demolition of existing kitchen and conservatory, at 69 Harecroft Road, Wisbech (applicant: Emily Clark)	That the application be supported