



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

13 MAY 2019 – 8.35 pm

MINUTES OF MEETING

Present: Councillor Prest, Chairman; Councillors Meekins, Oliver, Rackley and Wing.

Apologies: Councillor Balsevics.

Public Participation: None requested.

The minutes of the meeting of the Planning and Community Infrastructure Committee held on 29 April 2019 were confirmed and signed.

P1/19 Election of Chairman

On the proposal of Councillor Oliver, seconded by Councillor Rackley, it was decided that Councillor Prest be elected as Chairman of the Planning and Community Infrastructure Committee for the municipal year 2019/20.

P2/19 Election of Vice-Chairman

On the proposal of Councillor Rackley, seconded by Councillor Oliver, it was decided that Councillor Wing be elected as Vice-Chairman of the Planning and Community Infrastructure Committee for the municipal year 2019/20.

P3/19 Fenland District Council

The 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.

P4/19 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.

P5/19 Correspondence

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

Members decided that the situation be noted.

P6/19 Planning appeal

The Clerk reported the submission of an appeal against Fenland District Council's refusal of planning application F/YR18/1132/F (for the erection of a single-storey 3-bed dwelling and 1.0 metre high (max.) brick boundary wall on land east of 251 Norwich Road, Wisbech) and he informed



members of to 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.

Members noted Fenland District Council's reason for refusal of planning application F/YR18/1132/F, i.e. that approval of the proposal would be contrary to Policy LP16 of the Fenland Local Plan 2014.

Members were reminded by the Clerk that this committee had decided at minute P74/18 to support planning application F/YR18/1132/F.

Members decided that the submission of this appeal be noted and that no representation be made to the Planning Inspectorate in that regard.

P7/19 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 9.05 pm.

Signed.....

Dated.....



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

**APPLICATIONS FOR PLANNING PERMISSION – 13 May 2019
(Minute P7/19 refers)**

SCHEDULE OF PLANNING APPLICATIONS

Reference	Description	Comments
F/YR19/0288/F	Erection of a first-floor extension to front and side and single-storey extension to rear of existing dwelling at 9 Peckover Drive, Wisbech (applicants: Mr and Mrs A Stubbs)	That the application be supported
F/YR19/0298/F	Change of use from A1 (Retail) to A3 (Restaurants and Cafes), including installation of a fan vent to front elevation, at 28 Norfolk Street, Wisbech (applicant: Ms Olesja Antonova)	That the application be supported
F/YR19/0299/F	Change of use from 6-bed dwelling (C3) to 8-bed House of Multiple Occupation (sui generis) (retrospective) at 19 Waterlees Road, Wisbech (applicant: Mr D Smith)	That Wisbech Town Council has concerns that approval of this application would result in the additional on-street parking of vehicles by residents of the property and their visitors, which would be detrimental to both the free-flow of traffic and highway safety in the vicinity of this dwelling
F/YR19/0302/F	Change of use of garage workshop to MOT station (sui generis) at 5 Capital Business Park, Sandall Road, Wisbech (applicant: Mr Spencer Lee)	That the application be supported
F/YR19/0305/F	Change of use of agricultural land for domestic purposes at the Woodpeckers, Gadds Lane, Wisbech (applicants: Mr and Mrs C Anderson)	That the application be supported
F/YR19/0313/TRCA	Fell one Sycamore, one Yew and one Laurel within a Conservation Area at Wisbech and Fenland Museum, Museum Square, Wisbech (applicant: Wisbech and Fenland Museum)	That the application be supported, subject to the proposed works



		according with the professional opinion of FDC's Arboricultural Officer
F/YR19/0320/F	Conversion of agricultural barn to two-storey 3-bed dwelling, involving raising of roof by 0.7 metres and siting of a temporary residential caravan (part retrospective), at Barn, The Still, Leverington (applicant: Mr B Bird)	That the application be supported
F/YR19/0326/F	Erection of a first-floor extension to front and side of existing dwelling at 14 Cambridge Drive, Wisbech (applicants: Mr and Mrs R Griffin)	That the application be supported
F/YR19/0344/F	Change of use from store to 1 x 2-bed flat on first and second floors of existing building, including new external staircase and walkway, at 22 High Street, Wisbech (applicant: Mr M Mustaffa)	That the application be supported

(Councillor Oliver declared his non-pecuniary interest in planning application F/YR19/0313/TRCA, by virtue of him being a Director of the Wisbech and Fenland Museum)



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

28 MAY 2019 – 6.30 pm

MINUTES OF MEETING

Present: Councillor Prest, Chairman; Councillors Oliver, Rackley and Wing.

Apologies: Councillor Balsevics.

Public Participation: None requested.

The minutes of the meeting of the Planning and Community Infrastructure Committee held on 13 May 2019 were confirmed and signed.

P8/19 Committee membership

The Clerk informed members that Councillor Meekins had decided to resign his membership of this committee, following his appointment last week to the Planning Committee of Fenland District Council. The resultant vacancy on the Planning and Community Infrastructure Committee would be filled at 17 June 2019 meeting of Wisbech Town Council.

Members decided that the situation be noted.

P9/19 Fenland District Council

The 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.

P10/19 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.

P11/19 Correspondence

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

Members considered a letter of consultation from King's Lynn and West Norfolk Borough Council in respect of a Reserved Matters application for the erection of industrial units at The Barn, Bucksholt Road, Walsoken (planning application reference 19/00812/RMM).

Members decided that King's Lynn and West Norfolk Borough Council be informed that Wisbech Town Council supports planning application 19/00812/RMM.



(2) Proposed installation of mobile telecommunications radio equipment

Members considered a proposal, submitted by the Walden Telecom on behalf of EE Ltd and Hutchinson 3G Ltd jointly, for the installation of mobile telecommunications radio equipment at Churchill Road, south of the junction with Whitby Street, Wisbech, to replace the radio base station which is located currently at the North Cambridgeshire Hospital site (the current equipment is being lost from the network due to re-development of that site). The Clerk had forwarded to members, in advance of the meeting, the correspondence that he had received from Walden Telecom in relation to this proposal.

Members decided that the proposal for installation of mobile telecommunications equipment at the location specified at Churchill Road, Wisbech (to replace the equipment located currently at the North Cambridgeshire Hospital site) be supported.

P12/19 Planning appeals

The Clerk reported the submission of appeals against Fenland District Council's refusal of the following planning applications and he informed members of the opportunity to submit to the Planning Inspectorate a representation (in addition to the comments made to Fenland District Council, when consulted upon these planning applications) in respect of both of these development proposals:

- (1) Planning application reference F/YR18/0159/O (for the erection of up to 28 dwellings (outline application with matters committed in respect of access) on land east of Stow Lane, Wisbech).

Members noted Fenland District Council's reasons for refusal of planning application F/YR18/0159/O, i.e. that approval of the proposal would be contrary to Policies LP5, LP7, LP8, LP13, LP15 and LP16 (d) of the Fenland Local Plan 2014.

Members were reminded by the Clerk that this committee had decided at minute P85/17 to support planning application F/YR18/0159/O.

Members decided that the submission of this appeal be noted and that no representation be made to the Planning Inspectorate in that regard.

- (2) Planning application reference F/YR18/0907/F (for the erection of a single-storey 3-bed dwelling with integral undercroft garage, involving the demolition of existing garage, on land west of 16 Oakroyd Crescent, Wisbech).

Members noted Fenland District Council's reasons for refusal of planning application F/YR18/0907/F, i.e. that approval of the proposal would be contrary to Policies LP2, LP16 (d) and LP16 (e) of the Fenland Local Plan 2014.

Members were reminded by the Clerk that this committee had decided at minute P52/18 to support planning application F/YR18/0907/F.

Members decided that the submission of this appeal be noted and that no representation be made to the Planning Inspectorate in that regard.



P13/19 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 7.05 pm.

Signed.....

Dated.....



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

**APPLICATIONS FOR PLANNING PERMISSION – 28 May 2019
(Minute P13/19 refers)**

SCHEDULE OF PLANNING APPLICATIONS

Reference	Description	Comments
F/YR19/0221/F	Change of use from dwelling to a 6-bed house in multiple occupation at 4 Princes Street, Wisbech (applicant: DB and CO Investments Ltd) = revised proposal; revision is revised floor layout and confirmation from agent that the number of occupants shall be no more than 9	Object to the proposal, on the basis that <ul style="list-style-type: none"> • approval of the proposal would constitute overdevelopment of the site • no provision is made for the on-site parking of vehicles
F/YR19/0353/F	Change of use from 5-bed dwelling (C3) to 5-bed House of Multiple Occupation (Sui Generis) (retrospective) at 310 Churchill Road, Wisbech (applicant: Mr O Norman)	That the application be supported
F/YR19/0354/F	Erection of a single-storey front extension to existing café at Unit 2 Queens Business Centre, 62 Weasenham Lane, Wisbech (applicant: Tankcare)	That the application be supported
F/YR19/0360/F	Conversion of existing double garage and erection of a porch to front to form a 2-bed annexe ancillary to the main dwelling at The Shieling, Lords Lane, Wisbech (applicant: Mr S Gallo)	That the application be supported
F/YR19/0374/F	Erection of a two-storey 4-bed dwelling with double garage, involving demolition of existing dwelling, on land east of The Shieling, Lords Lane, Wisbech (applicant: Ms Sallyanne Jeffery)	That the application be supported
F/YR19/0383/F	Change of use of existing cold store warehouse (B8 use class) to Rock Climbing and Bouldering Centre (D2 use class) on land at L and H Fruits,	That the application be supported



	Cattle Market Chase, Wisbech (applicant: Fenrock Ltd)	
F/YR19/0387/F	Change of use from dwelling to a 4-bed house in multiple occupation at 7 Oakroyd Crescent, Wisbech (applicant: Mr P McGriskin)	Object to the proposal, on the basis that <ul style="list-style-type: none">• approval of the proposal would constitute overdevelopment of the site• no provision is made for the on-site parking of vehicles



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

11 JUNE 2019 – 6.30 pm

MINUTES OF MEETING

Present: Councillor Prest, Chairman; Councillors Oliver and Wing.

Apologies: Councillor Balsevics.

Public Participation: None requested.

The minutes of the meeting of the Planning and Community Infrastructure Committee held on 28 May 2019 were confirmed and signed.

P14/19 Fenland District Council

The 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.

P15/19 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.

P16/19 Correspondence – consultation from King’s Lynn and West Norfolk Borough Council

Members considered a letter of consultation from King’s Lynn and West Norfolk Borough Council in respect of a planning application for construction of temporary construction access road to serve approved development of 117 at Hunters Rowe, Elm High Road, Emneth (planning application reference 19/00926/F).

Members decided that the situation be noted and that no comment be made to King’s Lynn and West Norfolk Borough Council in respect of planning application 19/00926/F.

P17/19 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 7.25 pm.

Signed.....

Dated.....



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

APPLICATIONS FOR PLANNING PERMISSION – 11 JUNE 2019

(Minute P17/19 refers)

SCHEDULE OF PLANNING APPLICATIONS

Reference	Description	Comments
F/YR19/0320/F	Conversion of agricultural barn to two-storey 3-bed dwelling, involving raising of roof by 0.7 metres and change of use of existing agricultural land to garden; and siting of a temporary residential caravan (part retrospective) at Barn, The Still, Leverington (applicant: Mr B Bird) = revised proposal; revision is proposal clarified to include change of use of agricultural land to garden and clarification regarding fencing and landscaping	That the application be supported
F/YR19/0344/F	Change of use from store to 2 x 1-bed flats on first and second floors of existing building, including new external staircase and walkway, at 22 High Street, Wisbech (applicant: Mr M Mustaffa) = revised proposal; revision is revised Heritage Statement and amended plans which reduce accommodation to 2 x 1-bed flats and clarify proposed refuse arrangements	That the application be supported
F/YR19/0395/F	Erection of a single-storey rear extension to existing dwelling at 5 Medway Close, Wisbech (applicants: Mr and Mrs B Newby)	That the application be supported
F/YR19/0411/A	Display of one externally-illuminated fascia sign to front elevation at 8 Market Place, Wisbech (applicant: Mr Bilal Rencher)	That the application be supported
F/YR19/0413/LB	Works to a Listed Building, involving display of externally-illuminated fascia sign and removal of lift, at 8 Market Place, Wisbech (applicant: Mr Bilal Rencher)	That the application be supported
F/YR19/0416/F	Erection of side and rear extension to existing dwelling at 3 Barton Green, Wisbech (applicants: Mr and Mrs A Wicklen)	That the application be supported



F/YR19/0425/TRTPO	Fell one Ash tree covered by TPO 2/90 at 40 Prospect Place, Wisbech (applicant: Mr Conan Chambers)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Arboricultural Officer
F/YR19/0426/F	Change of use from dwelling (C3) to 6-bed House of Multiple Occupation (HMO) (Siu Generis) (retrospective) at 27 Alexandra Road, Wisbech (applicant: Mr Phillip McGriskin)	<p>Object to the proposal, on the basis that</p> <ul style="list-style-type: none"> • the development does not provide sufficiently for the welfare needs of occupiers, in terms of the number of bathrooms provided and the absence of any habitable rooms (such as a communal lounge) other than bedrooms • no provision is made for the on-site parking of vehicles
F/YR19/0427/F	Change of use from A1 (Retail) to mixed use of Retail (A1) and 1 x 2-bed and 1 x 1-bed flats to first/second floors (C3), including insertion of 4 velux windows, at 15 Chapel Road, Wisbech (applicant: Banks Barbers)	<p>That the application be supported.</p> <p>Members commented that they are pleased to see such spacious flats to be provided by way of this application</p>
F/YR19/0430/F	Change of use land to mixed use of agricultural and equestrian use involving erection of an equestrian/livestock block, including tack/store room and hay store; hardstanding; 1.2 metre high post and rail fence fencing and siting of a container (part retrospective) on land south-	That the application be supported



	west of Lords Lane, Wisbech (applicant: Mr J Foster-Bentham)	
F/YR19/0462/F	Erect one single-storey 2-bed dwelling, involving demolition of existing building, on land east of Elgood Hall, Marsh Walk, Wisbech (applicant: Mr Omid Javani)	That the application be supported. Members welcome this proposal, as they are of the opinion that the erection of a dwelling on this site would enhance the appearance and character of the area
F/YR19/0464/F	Insertion of new windows and doors to all elevations; minor internal alterations to front elevations and refurbishment of painted sign on front of existing flats at Oak Brewery Spirit Vaults, Leverington Road, Wisbech (applicant: Mr Harris Read)	That the application be supported
F/YR19/0465/F	Erection of a two-storey 2-bed dwelling and 1.8 metre high close-boarded fencing, involving demolition of existing building, on land east of 24 March Walk, Wisbech (applicant: Mr William Skipper)	That the application be supported