



## WISBECH TOWN COUNCIL

### PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

15 NOVEMBER 2021 – 6.30 pm

#### MINUTES OF MEETING

**Present:** Councillor Prest, Chairman; Councillors Hill, Imafidon, Ketteringham, Oliver and Rackley.

**Apologies:** None (all members were present).

The minutes of the meeting of the Planning and Community Infrastructure Committee held on 25 October 2021 were confirmed and signed.

#### **P56/21 Public Participation – planning application F/YR21/1218/F**

Members received a presentation from three residents of Cox's Lane, Wisbech, all of whom expressed their opposition to planning application F/YR21/1218/F (to erect 4 x two-storey 5-bed dwellings with double garages on land north-west of Sunnyside, Cox's Lane, Wisbech).

The first resident, who is in the process of moving to a property on Cox's Lane, mentioned that he had, before deciding to purchase that property, spoken with an officer at Fenland District Council who had informed him that there would be no additional residential development on Cox's Lane because of the inadequacy of that road (which has no footways or street lighting); the officer's assurance had influenced his decision to move to Cox's Lane. The resident added that one of the four proposed houses would be very close to the property that he had purchased. He expressed the opinion that the erection of four additional properties on Cox's Lane would make worse an already dangerous highway situation.

One of the residents of "Sunnyside" reminded members of the matters which had been brought to the committee's attention by way of a presentation at minute P29/21 in relation to activity which had been undertaken at the application site by the applicant for this proposal. She expressed the opinion that Cox's Lane is of insufficient width to be able to serve additional residential properties. The resident mentioned that she also had been told, when purchasing the property seven years ago, that there would be no additional residential development on Cox's Lane.

Another resident of Cox's Lane mentioned that, because of the limited width of Cox's Lane, motorists pull their vehicles onto the driveway of her property; this causes damage which leads to flooding of her garden. She expressed the opinion that Cox's Lane is of insufficient width to serve additional residential properties.

Members decided that the comments of the residents be noted and that they be taken into account when discussing planning application F/YR21/1218/F (at minute P60/21).

#### **P57/21 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.



### **P58/21 Cambridgeshire County Council**

Members considered a letter of consultation from Cambridgeshire County Council in respect of a planning application for the erection of a single-storey 60-place SEMH (social emotional and mental health) school for pupils in KS3 and KS4, 11 to 16 years, with associated vehicle and pedestrian access, formal sports pitches and amenity space, car and cycle parking, vehicle drop-off area, landscaping, and associated ancillary works together with the provision of a footpath and associated highway works, creation of a new access to The Still for agricultural vehicles, and demolition of existing residential farmhouse and barn on land north of Barton Road, east of Gadds Lane and west of The Still, Wisbech (planning application reference CCC/21/215/FUL).

Members decided that

- (1) Cambridgeshire County Council (CCC) be informed that Wisbech Town Council supports this application;
- (2) the Clerk would seek to ascertain from CCC whether this development proposal would have any impact upon the Town Council's allotment site at The Still.

### **P59/21 Correspondence**

Members considered a letter of consultation from King's Lynn and West Norfolk Borough Council in respect of a planning application for the proposed change of use and conversion of former teaching block to 5 dwellings at College of West Anglia Wisbech Centre, Meadowgate Lane, Emneth (planning application reference 21/01688/F).

Members decided that King's Lynn and West Norfolk Borough Council be informed that Wisbech Town Council supports this development proposal.

### **P60/21 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.

### **P61/21 Date of next meeting**

Members noted that the next meeting of this committee is scheduled for 29 November 2021, to commence at 6.30 pm.

**Meeting finished at 7.20 pm.**

Signed.....

Dated.....



**WISBECH TOWN COUNCIL**

**PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE**

**APPLICATIONS FOR PLANNING PERMISSION – 15 November 2021  
(Minute P60/21 refers)**

**SCHEDULE OF PLANNING APPLICATIONS**

<b>Reference</b>	<b>Description</b>	<b>Comments</b>
F/YR21/1140/F	Replacement of timber windows with white UPVC casement windows to existing dwelling at 6 Clarkson Avenue, Wisbech (applicant: Mr Robin Sohdi)	Object, on the basis that the approval of this application would result in the loss of architectural features and design detail which contribute to the character and appearance of the conservation area
F/YR21/1199/F	Erect a two-storey side extension to existing dwelling at 118 Barton Road, Wisbech (applicant: Mrs E Feyisitan)	That the application be supported
F/YR21/1206/F	Erect a single-storey rear extension, replace existing flat roof with pitched roof on existing rear extension and erect retaining wall and extend raised patio, to existing dwelling at 119 North Brink, Wisbech (applicants: Mr and Mrs Timms)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer
F/YR21/1207/F	Installation of bio-mass boiler with 10.9 metres high flue, 10.0 metres high silo, 8.8 metres high filter and associated equipment at Storage Building at Dagless Limited, land north of Brigstock Road, Wisbech (applicant: Dagless Ltd/ Shire Garden Buildings Ltd)	Object, on the basis that the proposal would be detrimental to the amenity of nearby residential properties
F/YR21/1218/F	Erect 4 x two-storey 5-bed dwellings with double garages on land north-west of Sunnyside, Cox's Lane, Wisbech (applicant: Wisbech Construction Ltd)	Object, on the basis that <ul style="list-style-type: none"> <li>the proposal would constitute</li> </ul>



		<p>overdevelopment of the site</p> <ul style="list-style-type: none"> <li>• the nature of the proposed development (more suited to urban areas) is out of keeping with the existing properties in the vicinity of the application site</li> <li>• Cox's Lane is inadequate to serve residential development of the scale proposed by this application</li> </ul>
F/YR21/1219/CERTLU	Certificate of lawfulness (Existing): Conversion of 1 dwelling to 5 flats/bedsits at 92 Elm Road, Wisbech (applicant: Mr A Popat)	The committee believes the applicant's claim, that the use of this property as 5 flats has existed for more than 10 years, to be correct
F/YR21/1222/F	Erect 18 dwellings (12 x two-storey 3-bed and 6 two-storey 2-bed) with associated garages, parking and landscaping, involving demolition of existing buildings at 134A Ramnoth Road, Wisbech (applicant: St Mary's Estates)	Object, on the basis that the proposal would constitute overdevelopment of the site
F/YR21/1228/F	Erect a storage building for use with existing business on land west of Market Hall, Enterprise Way, Wisbech (applicant: Dawbarn and Sons Ltd)	That the application be supported
F/YR21/1240/F	Conversion of existing kitchen/dining area to create 3 self-catering apartments in association with existing hotel, involving replacing 2 existing windows with patio doors, and insertion of of timber fencing around terrace areas at 5 South Brink, Wisbech (applicant: Mr Jesal Karavadra)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer



F/YR21/1245/F	Installation of 2 extractor outlets to rear; removal of chimney; brick-up second-floor rear windows and re-instate first-floor rear windows of existing building at 44 Market Place, Wisbech (applicant: Rob Royd Properties Ltd)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer
F/YR21/1246/LB	Internal and external works to a Listed Building to refurbish first and second floors, including installation of 2 extractor outlets to rear; removal of chimney; brick-up second-floor rear windows and re-instate first-floor rear windows at 44 Market Place, Wisbech (applicant: Rob Royd Properties Ltd)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer

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