



## WISBECH TOWN COUNCIL

### PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

17 OCTOBER 2022 – 6.30 pm

#### MINUTES OF MEETING

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

**Apologies:** Councillor Hill.

The minutes of the meeting of the Planning and Community Infrastructure Committee held on 26 September 2022 were confirmed and signed.

#### **P45/22 Public Participation – planning application F/YR22/0078/F**

Members received a representation from the applicant for the development proposal covered by planning application F/YR22/0078/F (for the formation of 1 additional bedsit (1-bed), including alterations to existing bedsit/flats and installation of 5 roof lights at 92 Elm Road, Wisbech). He spoke in support of the planning application.

The applicant informed the committee that the property which is the subject of the planning application, 92 Elm Road, had been converted into its current internal layout more than thirty years ago. He mentioned that he currently rents the existing bedsits to tenants and that he works with the District Council's Private Sector Housing Team in that regard.

The comment was made by the applicant that 92 Elm Road is within walking distance of the town's amenities and employment opportunities and he expressed the opinion that there is a need for this type of residential accommodation in Wisbech. He mentioned that this planning application in its original form had been submitted to the Local Planning Authority (LPA) more than a year ago and he is hoping that it could be determined by the LPA without further delay.

The applicant mentioned that this proposal had now been revised, to reduce the number of additional bedsits from two to one, with the aim of overcoming the Town Council's previously-stated objection to the proposal.

The applicant stated that, in addition to creating one additional bedsit, he proposes to refurbish the whole building; each bedsit would become a self-contained unit and be provided with a new bathroom and kitchen; no existing unit would suffer a reduction in internal space; they would meet all relevant standards. The improvements would be achieved without any increase in the mass of the building. The applicant estimates that the cost of forming the additional bedsit and refurbishing the others would be of the order of £150,000; local tradespersons would be engaged to undertake the works.

The point was made by the applicant that this application had generated no objections from consultees and that he had discussed this proposal with a few members of the Town Council – none of whom is a member of this committee – and that each one had been supportive. Furthermore, the District Council's Private Sector Housing Team has no concerns regarding the proposal.

Members decided that the comments of the resident be noted and that they be taken into account when discussing planning application F/YR22/0078/F (at minute P49/22).



**P46/22 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.

**P47/22 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.

**P48/22 Correspondence**

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

Members decided that the situation be noted.

**P49/22 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.

**P50/22 Date of next meeting**

Members noted that the next meeting of this committee is scheduled for 31 October 2022, to commence at 6.30 pm.

**Meeting finished at 7.10 pm.**

Signed.....

Dated.....



**WISBECH TOWN COUNCIL**

**PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE**

**APPLICATIONS FOR PLANNING PERMISSION – 17 October 2022  
(Minute P49/22 refers)**

**SCHEDULE OF PLANNING APPLICATIONS**

<b>Reference</b>	<b>Description</b>	<b>Comments</b>
F/YR22/0078/F	Formation of 1 additional bedsit (1-bed), including alterations to existing bedsit/flats and installation of 5 roof lights at 92 Elm Road, Wisbech (applicant: Mr A Popat) = revised proposal; revision is Application revised to delete 1 residential unit from the scheme, as per the revised description. New first and second floor plan submitted along with updated Design and Access Statement and Application Form	That the application be supported
F/YR22/1012/VOC	Variation of condition 03 (condition listing approved plans) relating to planning permission F/YR19/0229/F (Erection of a first-floor side extension to existing dwelling) at 18 Maldon Road, Wisbech (applicant: Miss Corine Smith)	That the application be supported
F/YR22/1073/LB	Repair and re-instatement of iron railing and kerb further to vehicle impact to a Listed Building at Flat 1, 10 North Brink, Wisbech (applicant: Dilson Leeding Limited)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer
F/YR22/1087/LB	Internal works to listed building, including removal of some stud partitioning and installation of new stud partitioning (to facilitate creation of self-contained bedrooms with cooking facilities, new store and new office area), at Octavia View, 10A – 14 South Brink, Wisbech (applicant: The Ferry Project)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer
F/YR22/1097/F	Erect a canopy over personnel walkway, raising roof of existing building by 2 metres and the demolition of 2 hydrostatic towers at Nestle Purina Petcare UK Limited, Cromwell Road,	That the application be supported



	Wisbech (applicant: Nestle Purina Petcare UK Ltd)	
F/YR22/1107/F	Change of use of barber's shop to hot food takeaway (Sui-generis), involving the installation of an extractor unit to rear elevation and door to side elevation, at 50 West Street, Wisbech (applicant: Mr Angel Mitev)	Object, on the basis that the proposed use is likely to generate an increase in the number of vehicles visiting the premises, resulting in additional on-street parking and, because of the location of the premises, a consequent detrimental impact upon highway safety
F/YR22/1113/TRTPO	Works to 1 Sycamore tree covered by TPO 11/1974 at Elgoods Brewery, 72 North Brink, Wisbech (applicant: Elgood and Sons Brewery)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Arboricultural Officer
F/YR22/1115/F	Erect a rear extension (part single-storey, part two-storey), involving partial demolition of existing single-storey element, erect a detached car port and formation of a new access (part retrospective) at 300 Churchill Road, Wisbech (applicant: ?)	That the application be supported, subject to the Local Highway Authority being satisfied with the proposed access arrangements
F/YR22/1120/F	Change of use from offices (E) to 2 x 2-bed flats (C3) at 6 Nene Quay, Wisbech (applicant: Mr Barrett)	That the application be supported
F/YR22/1136/TRCA	Fell 1 Sycamore tree within a conservation area at Elgoods Brewery, 72 North Brink, Wisbech (applicant: Elgood and Sons Brewery)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Arboricultural Officer



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