



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

18 JULY 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 4 July 2022 were confirmed and signed.

P18/22 Public Participation – planning application F/YR22/0764/F

Members received a representation from a resident of “Sunnyside”, Cox’s Lane, Wisbech, who expressed his opposition to planning application F/YR22/0764/F (to erect 4 dwellings (two-storey, 5-bed) with double garages on land north-west of Sunnyside, Coks Lane, Wisbech).

The resident commented that he and his wife object strongly to this planning application. He mentioned that this development proposal had been considered earlier this year by the Local Planning Authority (LPA) when in the form of planning application reference F/YR21/1218/F. That planning application had been refused by the LPA, because of the unsuitable nature of the access arrangements to the site. The resident commented that the Local Highway Authority had objected to planning application F/YR21/1218/F.

The point was made by the resident that Cox’s Lane is narrow, with limited opportunities for vehicles to pass, and has no footways. The opinion was expressed by the resident that this proposal, which would have an urban appearance, would be out of character with the rural nature of Cox’s Lane. He expressed the opinion also that the site is of insufficient size to accommodate the number of dwellings proposed; furthermore, the erection of dwellings in the location proposed would, he suggests, have an adverse impact upon the amenity of the residents of “Sunnyside”.

Members decided that the comments of the resident be noted and that they be taken into account when discussing planning application F/YR22/0764/F (at minute P22/22).

P19/22 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.

P20/22 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.



P21/22 Correspondence

Members considered a letter of consultation from King’s Lynn and West Norfolk Borough Council in respect of a planning application for a proposed change of use from Hotel to large HMO (Sui Generis) at Elme Hall Hotel, 69 Elm High Road, Emneth (planning application reference 22/01014/F).

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

P22/22 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.

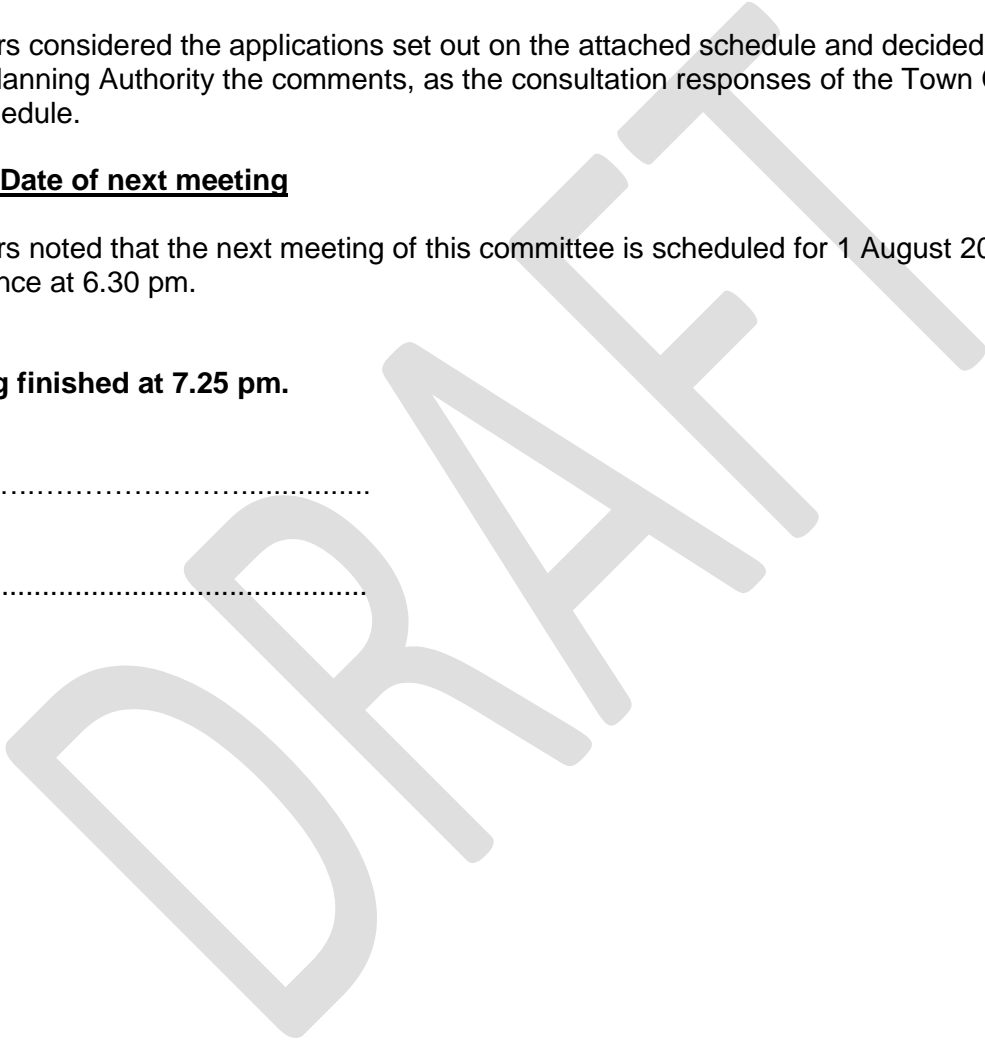
P23/22 Date of next meeting

Members noted that the next meeting of this committee is scheduled for 1 August 2022, to commence at 6.30 pm.

Meeting finished at 7.25 pm.

Signed.....

Dated.....





WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

**APPLICATIONS FOR PLANNING PERMISSION – 18 July 2022
(Minute P22/22 refers)**

SCHEDULE OF PLANNING APPLICATIONS

Reference	Description	Comments
F/YR21/0789/F	Erect 6 residential units (1 x three-storey block of 2-bed flats), involving demolition of existing building, at 35 Bedford Street, Wisbech (applicant: Foster Property Group Limited) = revised proposal; revision is Noise Impact Assessment and Qualitative Odour Risk Assessment submitted in response to FDC Environmental Protection consultation response dated 12 August 2021	That the application be supported
F/YR22/0309/F	Erect 8 residential units (1 x three-storey block of 1-bed flats), involving demolition of existing building, at 5 Bedford Street, Wisbech (applicant: Mr Jamie Punton) = revised proposal; revisions are updated site layout to show (1) a direct pedestrian access to the building foyer, reduction of parking spaces (from 6 to 4) as a consequence of increasing parking space widths, and inclusion of cycle parking, together with supporting information responding to the consultation response of the Local Highway Authority (2) screening to refuse area and revisions to cycle storage layout and lighting. Response to Crime Prevention Design team also included (via e-mail and detailed on drawing	Object, on the basis that the proposal makes insufficient provision for the on-site parking of residents' vehicles
F/YR22/0743/CERTLU	Certificate of lawfulness (Existing): Occupancy restriction on dwelling related to condition 4 of planning permission F/91/0307/F at Northfields Farm, Lords Lane, Wisbech (applicant: Mrs F Bliss)	Wisbech Town Council is unaware of the exact length of time that this property has been occupied in breach of the agricultural occupancy condition but believes the applicant's claim that such use has existed for more



		than 10 years to be correct
F/YR22/0744/A	Display of 1 internally-illuminated fascia sign, 2 non-illuminated wall-mounted signs and 2 window vinyls at Unit B, Belgrave Retail Park, Sandown Road, Wisbech (applicant: Currys Group)	That the application be supported
F/YR22/0750/VOC	Removal of condition 3 (refuse) and variation of condition 4 (list of approved drawings) of planning permission F/YR20/0369/F (Change of use of part first-floor from ancillary floorspace to restaurant/bar to form 3 x 3-bed flats) to include 2 refuse stores and allow alterations to fenestration arrangements at Rift Bar, Horsefair, Wisbech (applicant: ARB Commercial Enterprises Ltd)	That the application be supported
F/YR22/0763/F	Change of use from Assembly and Leisure to a mixed use (Offices, Assembly and Leisure) Sui Generis at Pinnacle House, Nene Parade, Wisbech (applicant: Snowmountain Enterprises Ltd)	That the application be supported
F/YR22/0764/F	Erect 4 dwellings (two-storey, 5-bed) with double garages on land north-west of Sunnyside, Coxs Lane, Wisbech (applicant: Wisbech Construction Ltd)	<p>Object, on the basis that</p> <ul style="list-style-type: none"> • the proposal would constitute overdevelopment of the site • 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 • Cox's Lane is inadequate to serve residential development of the scale proposed by this application



F/YR22/0768/F	Change of use from retail and offices to 2 commercial units (use class E) and 34 flats (1-bedroom), with associated alterations and removal of glass roof, at 1 – 3 Bridge Street, Wisbech (applicant: East West Holding Ltd)	Object, on the basis that the proposal would constitute overdevelopment of the site
F/YR22/0769/LB	Internal and external alterations to a listed building to enable change of use from retail and offices to 2 commercial units (use class E) and 34 flats (1-bedroom), with associated alterations and removal of glass roof, at 1 – 3 Bridge Street, Wisbech (applicant: East West Holding Ltd)	Object, on the basis that the proposal would constitute overdevelopment of the site
F/YR22/0794/TRCA	Fell 1 Ash tree within a Conservation Area at 6 Clarkson Avenue, Wisbech (applicant: Mr P Goodale)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Arboricultural Officer
F/YR22/0798/TRTPO	Works to 1 x Holly Tree covered by TPO 06/1992 at 19C Clarkson Avenue Wisbech (applicant: Miss Dawn Holl-Campbell)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Arboricultural Officer
F/YR22/0799/F	Conversion of existing basement storage area to create a dwelling (1-bed studio flat) (retrospective) at 10 Market Street, Wisbech (applicant: Mr D Toombes)	That the application be supported
F/YR22/0800/LB	Internal and external works to a listed building to convert existing basement storage area into a dwelling (1-bed studio flat) at 10 Market Street, Wisbech (applicant: Mr D Toombes)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer
F/YR22/0802/PIP	Residential development of up to 9 dwellings (application for Permission in Principle) on land	Wisbech Town Council is unable to



	north of Sandy Lane, Wisbech (applicant: Mr Robin)	make comment on this proposal as it does consider that the location plan submitted with the application is correct
F/YR22/0815/PIP	Residential development of up to 9 dwellings, involving the demolition of existing dwelling (61 Stow Road) and buildings (application for Permission in Principle) at the site of Former Nurseries, Stow Road, Wisbech (applicant: St Mary's Estates Ltd)	That the application be supported

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