



WISBECH TOWN COUNCIL
PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

31 MARCH 2025 – 6.30 pm

MINUTES OF MEETING

Present: Edwards, Chairman; Councillors Ketteringham and Meekins.

Apologies: Councillors Human and Tanfield.

Public participation: None requested.

The minutes of the meeting of the Planning and Community Infrastructure Committee held on 10 March 2025 were confirmed and signed.

P89/24 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.

P90/24 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.

P91/24 Correspondence

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

Members decided that the situation be noted.

P92/24 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.

P93/24 Wisbech-related Planning and Conservation matters/issues

In accordance with minute P59/22, members considered whether there are any Wisbech-related planning and conservation matters/issues (such as the condition of some of the listed buildings within the town) that they feel ought to be referred to the Local Planning Authority (or another relevant agency) for consideration.



The Clerk reported that, in accordance with minute P87/24, he had enquired of the Local Planning Authority (LPA) whether there had been any progress regarding consideration by the Planning Inspectorate of the applicant’s appeal against the enforcement notice served by the LPA in respect of the unauthorised erection of 2 dog kennel blocks at that site (planning application F/YR22/0931/F refers). He informed members that the response from the Local Planning Authority (LPA) in relation to his enquiry is that the LPA is still waiting to be informed by the Planning Inspectorate of a date for an Inspector to visit the site

Members decided that

- (1) the information reported by the Clerk in relation to the current situation regarding the enforcement notice which had been served in relation to the unauthorised development at 10 Redmoor Lane, Wisbech be noted;
- (2) there are no Wisbech-related planning or conservation matters/issues that they wish to refer to the Local Planning Authority (or another relevant agency) at this time.

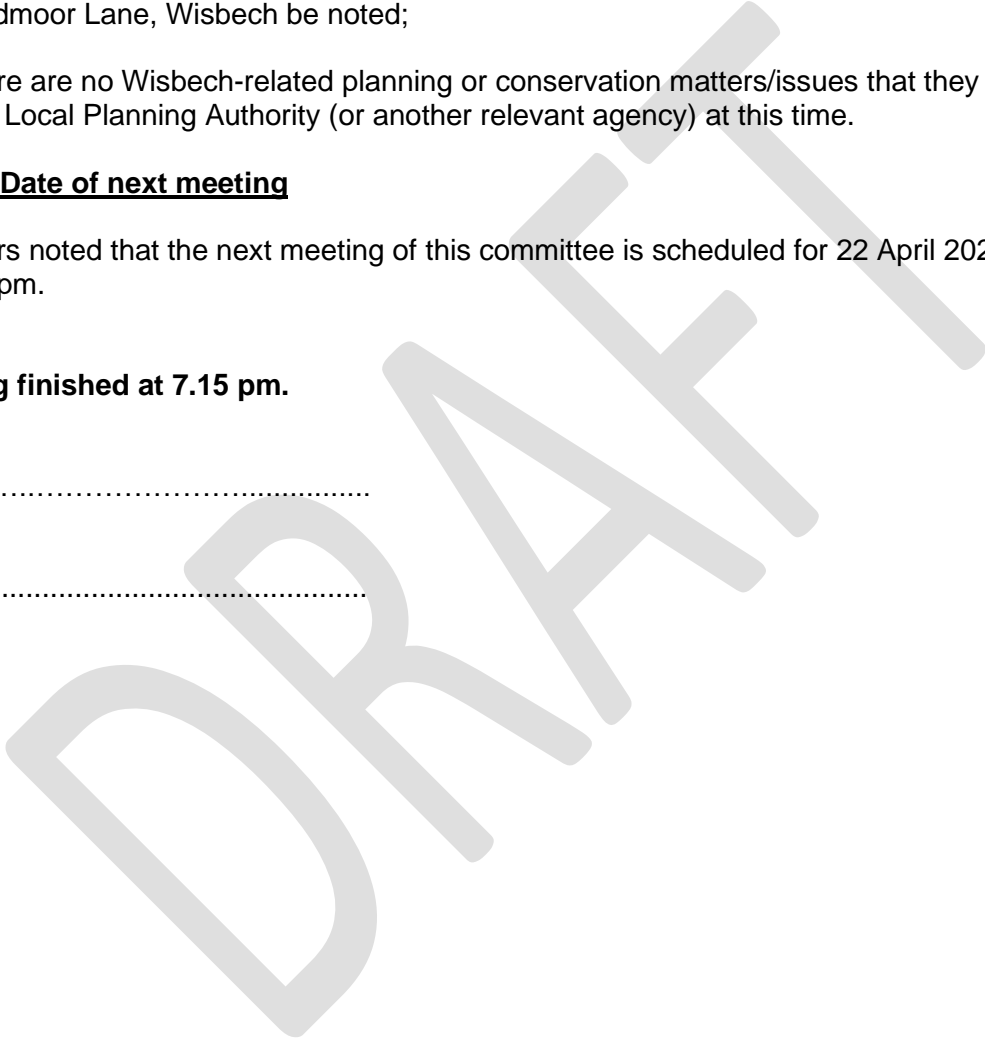
P94/24 Date of next meeting

Members noted that the next meeting of this committee is scheduled for 22 April 2025, to commence at 6.30 pm.

Meeting finished at 7.15 pm.

Signed.....

Dated.....





PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

**APPLICATIONS FOR PLANNING PERMISSION – 31 MARCH 2025
(Minute P92/24 refers)**

Reference	Description	Comments
F/YR24/0026/O	Erect up to 10,340 sqm floorspace for use classes B2 (Industrial), B8 (Storage or distribution), E(b) (Sale of food and drink for consumption on the premises), E (g) (Commercial) and Sui-generis, and up to 499 sqm of E (a) (Retail), and the formation of a new access (outline application with matters committed in respect of access) on land south-west of 26 Cromwell Road, Wisbech (applicant: Cannon Kirk (UK) Limited) = revised proposal; revision is: the following documents have been received by the Local Planning Authority on 25 March 2025: Agent response to Lead Local Flood Authority (LLFA) – LLFA-Agent correspondence – Drainage Strategy Drawing (drawing number P22-3249 PEG XX XX DR C 0100 P4) – Drainage Calculations	That the application be supported
F/YR24/0857/F	Erect a secondary school (three-storey) with associated fencing (up to 3.0 metres high), PE courts, external lighting, parking, access, landscaping and drainage on land south-west of Thomas Clarkson Academy, Corporation Road, Wisbech (applicant: Department for Education) = revised proposal; revision is: Response to Highway Officer comments (ref: 600796/IA/P01, received on 25 February 2025), Transport Assessment (ref: 600796-HEX-00-TP-RP-X-0001 RevV02, received on 12 March 2025), Applicants' response to Wisbech Town Council comments (received on 12 March 2025)	Object, on the basis that <ul style="list-style-type: none"> • the proposal would constitute overdevelopment of the site • there would be an unacceptable detrimental impact upon the amenities of nearby residents at daily school opening and closing times because of the additional traffic that would be generated, as well as the likelihood of inconsiderate parking of vehicles • there would be an unacceptable detrimental



		<p>impact upon the amenities of nearby residents during the construction phase as a result of the movements of contractors' vehicles</p> <p>Wisbech Town Council does not consider that the additional information provided by the applicant has addressed any of its concerns regarding this proposal</p>
<p>F/YR25/0097/F</p>	<p>Erect a two-storey temporary modular school building at Thomas Clarkson Academy, Corporation Road, Wisbech (applicant: The Secretary of State for Education) = revised proposal; revision is: A School Travel Plan Statement has been received by the Local Planning Authority on 11 March 2025. This is in addition to a Transport Statement and other planning application documents/drawings which were received by the Local Planning Authority on 11 February 2025</p>	<p>Object, on the basis that approval of this proposal would result in both additional vehicle movements and increased parking of vehicles in the vicinity of the application site, an area which is already congested, detrimental to both highway safety and the amenity of nearby residents</p> <p>Residents already experience the parking of vehicles across their driveways at school opening and closing times and the approval of this proposal is likely to worsen that situation</p>



		Wisbech Town Council does not consider that the additional information provided by the applicant has addressed any of its concerns regarding this proposal
F/YR25/0180/F	Change of use of ground floor to café, and extend and raise the height of the roof to create 2 flats, involving the insertion of windows to front and side at first floor level of existing building, at 37 Norwich Road, Wisbech (applicant: Mr T He)	That the application be supported Wisbech Town Council supports this proposal as a means of bringing this building back into use; however, the council has concerns that the absence of any on-site provision for the parking of residents' vehicles would add to the cumulative impact upon the town centre in terms of vehicle parking
F/YR25/0212/F	Erect a shed and greenhouse to the rear of existing dwelling at 18 Linnet Drive, Wisbech (applicant: Mr Wayne Knight)	That the application be supported
F/YR25/0218/F	Change of use of part of building to extend existing café/restaurant and drinking establishment (sui generis) and external alterations (part-retrospective) at 1 Mount Pleasant Trading Estate, Mount Pleasant Road, Wisbech (applicant: Oasis Grill Bar)	That the application be supported
F/YR25/0227/TRTPO	Works to 1 Silver Birch tree covered by TPO 11/1974 at 5 Marlborough Court, Wisbech (applicant: Mr Mervyn Hart)	That the application be supported, subject to the proposed works according with the professional



		opinion of FDC's Arboricultural Officer
F/YR25/0231/F	Change of use of shop/office space to form 2 x 2-bed flats and external changes to fenestration and single-storey roof at 3 and 4 Nene Quay, Wisbech (applicant: J Desroches)	<p>That the application be supported</p> <p>Wisbech Town Council supports this proposal as a means of bringing this building back into use; however, the council has concerns that the absence of any on-site provision for the parking of residents' vehicles would add to the cumulative impact upon the town centre in terms of vehicle parking</p>
F/YR25/0232/LB	Internal and external works to a listed building to form 2 x 2-bed flats and external changes to fenestration and single-storey roof at 3 and 4 Nene Quay, Wisbech (applicant: J Desroches)	<p>That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer</p> <p>Wisbech Town Council supports this proposal as a means of bringing this building back into use; however, the council has concerns that the absence of any on-site provision for the parking of residents' vehicles would add to the cumulative impact</p>



		upon the town centre in terms of vehicle parking
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