

WTC – Planning Committee

03/02/2025

Present:

AM, HN, PB, BNW, GSG, DL

P01/2025. To receive apologies for absence from members.

SA

No apol: DD

P02/2025. To receive the minutes from the Planning Committee held on Monday 2nd December 2025.

OK

P03/2025. To receive members' declaration of disclosable pecuniary, non-disclosable pecuniary and non pecuniary interests in relation to any agenda item.

BNW: F/YR23/0156/F (property borders the development site)

DL: portfolio Holder for FDC

P04/2025 Updates from George Wilkinson – Senior Planner – Allison Homes East – Drybread Road.

(See attached presentation)

GW: senior planner.

Update on reserved matters.

(intro to Allison Homes)

Site location described. Outline permission already granted for up to 175 houses, 20% affordable.

RM to include layout, landscaping

Last meeting layout was provisional. Now submitted for 175 homes.

Have had meetings with ED at Platinum Wood. Focus on community orchard, centrally located.

Proposing 143 trees, including street trees, gardens & orchard. Also Trim Trail for active play equipment.

[DL: are you aware of building on wood site – any wriggle room for funding (non-committal answer).

ED is not in charge of that project. Question play equipment. No need for allotments, flood plain area, trees need proper selection (Have landscape experts who will guide) {Confusion about site – DL thought was referring to Jubilee Wood, not Drybread Road!}]

Street Scene images presented. (see presentation)

Housing mix figures presented. (see presentation) 5% bungalow, 2 & 3 bed.

Timeline presented (see presentation).

In spring some archaeology work to be done on site – middle iron age/roman. 1.5 acre excavation.

Would like to get community involved.

AM: how will the park area be managed? (floated idea of WTC/FDC to manage – no! Management company to be formed)

Disabled access into properties. Have been resistant in the past. (4 bungalows will be wheelchair accessible. Will confirm door widths. FDC have no requirement for wheelchair accessible doorways)
HN: Cosmetics look nice. How many children will there be? How many school places are available? GP places? (those figures were assessed during outline application S106 monies calculated on need. Figures will be on Portal)

National figs 2.29 people per dwelling. 1.5 cars per dwelling. Been through highways business before, but still not satisfied. Drybread very busy. Schools are already oversubscribed according to Nat Stds. (already dealt with through outline permission. This is for reserved matters.

Cycling/walking/bus use will be encouraged through vouchers.)

GSG: 8 Passing places on Drybread road. Where? (8 in total, indicative scheme only at the moment. 4 on each leg. Need to be provided by first occupation)

PB: "Prioritising fabric approach..." (refers to glazing, frames etc. materials selected to reduce energy costs)

HN: Questions on surface water disposal. Recall that they said they would make ... (Anglia Water confirm they have capacity to take the flows. For surface water there is a large attenuation pond, and additional swales. Modelled for 1 in 100 year storm, plus climate change.)

DL: Last February, Coates residents sought help for sewage & surface water flooding. Group now includes Kingfisher. Meeting last week. Investigation in Kingfisher. 3 main chambers, 2 blocked with wipes. System cleaned and surveyed. Also went into Teal Road – flow was good. Can now identify homes that are putting the wipes in and will pursue enforcement.

AM: as MLC aware of what DL refers to. A great deal of work being undertaken to address it.

Anglian Water looking at installing water butts to reduce surface water flow. Work in progress.

P05/2025. Public Forum (Time allowed 15 Minutes)

ED: Whittlesey resident. Representing friends of PW. F/YR23/0101/F. One aspect of paperwork – ecological impact report.

3 areas:

1. Several redactions. Made by authors, or by FDC? Pages 36, 45, 48, 50, 51, 54, 80, 104.
2. Within report, states 5 areas they are concerned about. In each case "mitigation to avoid impact on...) need to see recommends are observed
3. Fencing on northern area – outside of building are a field is below flood level. Current owners have allowed trees to blow down about 5 years ago – one fell in PW, damaging trees. No action taken. Poorly secured area. No maintenance being undertaken. What is going to be put there to help the environment.

Need compliance with all recommendations to be observed.

BNW:

On the 6th of January, a meeting of the Planning Committee of Whittlesey Town Council had to be abandoned when, out of seven members of the committee, only two turned up: myself and the Chair of the committee, Councillor Miscandlon.

As we waited until fifteen minutes after the published start time of that meeting, there was discussion between us and the member of the public who was present.

Councillor Miscandlon made it clear that he had received apologies from only one member of the committee, who was incapacitated after an operation. He had not received any apologies from the remaining four members.

This apparent gross disrespect of the committee, the council, and the public angered me, especially considering that this was the third occasion during my membership of the committee that it had been unable to carry out its proper function due to insufficient members attending.

The following morning I made a social media post publicising the fact that the meeting had had to be abandoned and expressing the embarrassment that it had caused. This post did attract considerable comment, much of it critical.

At the full council meeting of Whittlesey Town Council held on the 23rd of January, Councillor Laws read out a prepared statement naming me and accusing me, twice, of naming the councillors who, I claimed, did not send their apologies. Councillor Laws berated me for not checking my facts before posting and called on me to make a retraction and apology “as appropriate”.

However, I did not name any councillors in that post, nor did I name them in response to comments asking for the names, nor did I name them in reply to any of the private messages I received from people following the post. It is unfortunate that Councillor Laws did not follow her own advice and check her facts before accusing me of naming them.

In the resulting storm that my posting generated, Councillor Singh-Gill stated that he had sent his apologies, by email, to the Clerk. The clerk was not in the office on that day, but her emails were being forwarded to the Leader of the Council, Councillor Mockett, for him to action them, as appropriate. Councillor Singh-Gill’s apologies were not forwarded to the Chair of the committee – a failing that should be addressed to Councillor Mockett.

However, it is clear that Councillor Singh-Gill did all that he could be reasonably expected to do, and I unreservedly apologise to him for including him, by implication, though not by name, in my posting. There have also been claims that Councillor Aarman ‘attempted’ to contact the Chair before the meeting, but the method of contact he attempted has not been clarified and was obviously ineffective as no apologies were received by the time of the meeting.

Councillors Nawaz and Dickinson have still made no claims of any attempt to send apologies, so it must be concluded that they failed to attend, without apology.

In conclusion, then, I apologise specifically to Councillor Singh-Gill, and for where I have erred in fact, but stand by my assertion that it is disrespectful to this committee, to Whittlesey Town Council, and to the public who elected us for any councillor to fail to attend a meeting without sending their apologies. I have to add that it is also questionable in the extreme that three members of this committee have an attendance record of less than 50% of meetings. All councillors have occasions when they are prevented from attending a particular meeting, but such low levels of attendance must call into question their commitment.

P06/2025. To consider planning applications received from FDC and CCC.

F/YR23/0101/F - Erect 26 x dwellings (7 x single-storey 2-bed, 10 x 2-storey 3-bed and 9 x 2-storey 4- bed) including the construction of a new access road and associated infrastructure to include demolition of no 158 residential dwelling and garage of 160 and outbuilding at Land North Of 156 - 158 Stonald Road Whittlesey Cambridgeshire (Revised Proposals) The revision is: Amended plans (including some plot changes) and updated/additional information in respect of drainage; ecology & viability

Previous response: “The Town Council recommend approval but would ask that FDC consider the comments by residents / neighbours”

No reason to change?

Note claims from 150 Glenfields about overlooking.

As before, including Ed’s comments.

F/YR23/0156/F - Erect 5 x dwellings (2 x single-storey 3-bed and 3 x single-storey 4-bed), with associated garages, parking and landscaping, involving the demolition of existing shed, and insert roof light to north roof slope of 40 Wype Road at Land South Of 6 - 20 Wype Road Eastrea Cambridgeshire (Revised proposals) The revision is: Access between No38 and No40 Wype road narrowed and permeable tarmac proposed in place of block paving, 1m high wall proposed to front of No40; further details of acoustic fence submitted; tracking provided for entire access; revised permeable areas plan submitted.

BNW Declares Interest.

DL: goes back a long time. Access is not suitable. In a dangerous location. Need to consider location of the access.

AM: totally agree. Unsuitable access. Standard refuse vehicle would struggle to turn into the site.

DL: will be private access, unsuitable for width of vehicle.

BNW: notes that is on FDC meeting for Wednesday with officer's recommendation for approval.

DL: response will get mentioned as an update.

Reject as unsuitable access due to width and location.

F/YR24/0827/O - Erect up to 200 dwellings (including affordable housing and self-build/custom dwellings), 2.3ha of safeguarded land for primary education, public open space, landscaping, children's play area, sustainable drainage infrastructure, the formation of 2 x vehicular accesses and all other associated infrastructure (outline application with matters committed in respect of access) at Land East Of 61 March Road Coates Cambridgeshire (Revised Proposals) The revision is: The Following additional drainage information has been received on 13/01/2025: - Response to Lead Local Flood Authority - Flood Risk Assessment & Drainage Strategy (and three appendices documents)

Previous WTC Response:

The Town Council recommend refusal of this application on the following grounds.

Fenland Local Plan LP12: If a proposal within or on the edge of a village would, in combination with other development built since April 2011 and committed to be built (i.e. with planning permission), (i) increase the number of dwellings in the village by 10% or more (or 15% for Growth villages); or (ii) for non-dwellings, have a floorspace of 1,000sq m or more or have an operational area (including, for example, parking and storage spaces) of 0.5ha or more, then the proposal should have demonstrable evidence of clear local community support for the scheme (with such support generated via a thorough and proportionate pre-application community consultation exercise or a Neighbourhood Plan exercise). If, despite a thorough and proportionate pre-application consultation exercise, demonstrable evidence of support or objection cannot be determined, then there will be a requirement for support from the applicable Parish or Town Council.

Fenland Local Plan Vision Statement: "Growth in homes and jobs will be closely linked to each other, with new infrastructure such as schools, roads, health facilities and open space provision planned and provided at the same time as the new buildings."

Whittlesey Neighbourhood Plan: P1(f). Development proposals adjoining the built area of Whittlesey, Coates and Eastrea should demonstrate that the development will: i. Reduce the causes and impacts of flooding, minimise flood risk and be resilient to flooding, in accordance with national and strategic policies for flooding; ii. Be designed to minimise visual impacts upon the landscape; and iii. Be supported by necessary infrastructure and facilities.

The 2016 Housing Needs Analysis (para 3.3) estimates the NEED for housing in the Neighbourhood Plan Area in 4 different ways. The largest of these estimates is 1,948 houses in the WNP area

between 2017 and 2031. Since houses already built or approved come to considerably more than this, the need for this development is not established.”

Changes under consideration address none of these topics. Our objection should therefore remain the same.

Note: 54 public comments object. Zero public comments in support!

HN: been doing some calculations. 401 new homes, excluding small locations (web site says 160). Equiv to 2,102 people. 140 primary age children. Only 17 places in junior schools. GP patients in excess of national average. Need all infrastructure and staffing. Building on green field sites with no provision is not acceptable. Concerns of residents are not listened to.

BNW:

DL: agree with all that has been said. Unfortunately new govmt policy is to build. One point in favour is that because we have been building out, we are not a focus for new government. Stongly oppose this. A step to far.

PB: strongly oppose as well, for same reasons already stated.

AM: development will decimate the character of the village of Coates. Unacceptable enlargement.

GSG: Don't understand. Why CCC don't provide the town with the S106 payment? Cost of transporting children to schools outside the district is immense – minimum £50 per child per day.

AM: Developer has provided land for schools. CCC will not build it. Cost will be approx. £40m.

HN: CCC is sitting on £100m of S106 money for education. Propose no further developments in Whittlesey until infrastructure is developed.

BNW: Qry on S106 monies lost through not being claimed.

DL: is looking into reclaiming money not used by CCC.

Strongly recommend refusal on grounds of poor sewage system in Coates. Attach previous objections.

*F/YR24/0954/f - Change of use of existing detached building for hairdressing business (part retrospective) at 40 Burnthouse Road Turves Peterborough Cambridgeshire PE7 2DP
Assets object due to polluting nature of PCPs in Beauty Products and adverse effect on water treatment works.*

Site is in Flood Zone 3 area.

Additional neighbour objections relates to ownership, proximity to wildlife, inaccuracies in application, waste disposal etc.

WTC should object?

Recommend refusal in line with Engineers report.

F/YR24/0985/F - Change of use of existing dwelling to mixed use to include erection of a single storey detached building for the use as a hair salon business and erect a Porch to front of existing dwelling (Part retrospective) at 42 Feldale Place Whittlesey Peterborough Cambridgeshire PE7 1YA (Revised Proposals) The revision is: Amended porch design

No previous WTC response as this was to be considered at the meeting of 6th January which had to be abandoned.

Objection from #40 on parking grounds, but Highways have no objection. Amended porch design is an improvement. No reason to refuse?

No objection.

F/YR24/1003/F - Convert existing detached domestic garage to an annex, ancillary to existing dwelling at 2 Hemmerley Drive Whittlesey Peterborough Cambridgeshire PE7 1NE

No reason to object.

Ask for a condition that the annexe is tied to the main property.

As above.

F/YR25/0020/F - Conversion of barn to form 1 x dwelling at 144 Glassmoor Bank Whittlesey Peterborough Cambridgeshire PE7 2LT

No reason to object?

OK

F/YR25/0035/F - Change of use from bus depot to MOT centre (including servicing and repair of vehicles) at 6 Low Cross Whittlesey Peterborough Cambridgeshire PE7 1HW

This is in Whittlesey Conservation Area, and adjacent to a Grade 2 Listed Building. However, the changes to the existing garage appear to be minimal, and the changes in usage from the variation in business seem to be limited.

No response yet from Archaeology or Conservation officer, but no reason to object.

DL: query on operational hours. Suggest M-F 8:00 - 17:30, s 8:00 – 13:00

Recommend approval, with condition on hours.

F/YR25/0037/F - Construction of a rifle practice range to existing gun shop, including the erection of 2 x canopied areas at Whittlesey Gun Shop Station Road Whittlesey Peterborough Cambridgeshire PE7 2EY

Air rifle only. No reason to object?

Recommend approval, but limited to air rifle.

F/YR25/0039/F - Erect a detached garage to front of existing dwelling at 114 Stonald Road Whittlesey Peterborough Cambridgeshire PE7 1QW

Not in keeping with existing streetscene? LP16: "does not adversely impact, either in design or scale terms, on the street scene, settlement pattern or the landscape character of the surrounding area."

Recommend refusal on grounds of LP16

F/YR25/0050/F - Erection of single-storey extension to front of existing garage at 16 Northgate Close Whittlesey Peterborough Cambridgeshire PE7 1RB

Minor extension, not projecting forward of building line.

No reason to object?

OK.

CCC/24/078/FUL – Importation of controlled inert construction and demolition wastes for the buttressing and stabilisation of the southern face of a former mineral excavation face with associated screening, stockpile and storage areas – New Saxon Works, Peterborough Road, Whittlesey, PE7 1PD – Additional information has been submitted on 10th 16th 20th January relating to surface water pumping, routing agreements, access to the site and a dust management plan.

WTC previously commented asking for controls:

Whittlesey Town Council would therefore most strenuously urge that the following conditions are applied to any permission granted:

1. No IBAA materials is to be used, handled, transported or processed in any part of these works (Planning statement para 1.15)

2. Effective, continuous monitoring of air quality, dust levels and noise levels is implemented at multiple points around Whittlesey that may be or are likely to be affected by these works. Such locations should be agreed by all interested parties including, but not necessarily limited to, EMWML, Whittlesey Town Council, The Environment Agency, Fenland District Council Environmental Health and representatives of local residents.

3. There should be transparency in the prompt publication of the results of this monitoring, in an open forum.

4. There should be an effective system of control such that operation of the site can be paused in the event that any of the conditions monitored should exceed agreed maximum time-weighted or peak levels, those levels having been agreed by all interested parties as detailed in condition 2 above.

5. There must be very strict controls on the operating hours for the operation which excludes weekend and public holiday working and operation outside of the hours of 8am to 6pm.

6. There must be an effective means for residents to report problems arising from the works. The system must have an acceptable Service Level Agreement for response, investigation and (where applicable) corrective and preventive action.

Dust Management Plan only makes mention of “Visual Monitoring” for dust and “An Air Quality Monitoring Station is present in the site providing 24 hour monitoring.” – no commitment to monitoring off-site or reporting the results.

CCC Public Health have concerns about dust management and cumulative impact of three planning applications.

Transport plan still has exceptions of ‘local collection’ and “shall not apply for any period during which the Approved Route is temporarily physically obstructed or closed to HCVs or otherwise not available due to emergency or other factors beyond the control of the operator”.

WTC points have NOT been addressed in this latest issue.

PB: Dust management – planting of tree deemed sufficient... - By whom? On what criteria?
Sound measures? No mention of any monitoring and oversight of monitoring.
AQM: not aware that sensors are working. No reports from it?
Dust: “vehicles will be covered” – no they’re not.
Pumping into Kings Dyke – no permit.
Weather info comes from Wittering – why nothing at the site?

BNW: comments in line with notes above.

DL: agree on what has been said. All points are valid. Controls are totally inadequate.
Environment Agency set up AQMs monitoring stations off site – but no reports made public.

HN: will limit comments, due to legal notice. Needs of residents need to be put forward.
“controlled, inert” – how can it be both?

Recommend refusal.

Additional Information

None

P07/2025. Date of next meeting: Monday 17th February 2025 7:30pm

GSG: apologies