

WHITTLESEY TOWN COUNCIL

Planning Committee 02/03/2026

Present

Alex Miscandlon AM, Peter Bibb PB, Barry Wainwright BNW, Dee Laws DL

P125/2026. To receive apologies from absent members and the reason for the absence.

SA for work reasons

No apologies from Haq Nawaz HN, Dianna Dickinson DD

P126/2026. To receive members' declarations of disclosable pecuniary, non-disclosable pecuniary or non-pecuniary interests in relation to any agenda items discussed later in the agenda.

DL: Portfolio holder for Planning at FDC

P127/2026. To confirm and sign the minutes from the Planning Committee held on Monday 16th February 2026.

OK

P128/2026. Public Forum

To allow any member of the public to address the council. Time allowed 15 minutes in total to be split equally between the total amount wishing to speak.

2 members present.

Brenda Gray. "Toxic Town"

P129/2026. To consider planning applications received from FDC and CCC.

F/YR26/0107/F- Conversion of garage to form 1 x dwelling and erect front porch at Land West Of 2A Halcroft Road Whittlesey Cambridgeshire

Previously rejected for visibility & over-intensification.

Visibility splays improved, but now blocked by cars parked at front?

Calculation on Amenity space appears to be a bit of a 'fudge', being selective in which areas of the plot are being measured. Taking the entire plot, the 1/3rd amenity space test still fails.

Recommend refusal on basis of overdevelopment, when considering the space available in the application boundary.

F/YR26/0095/F- Alterations to existing dwelling to include external wall installation with rendered finish, partial replacement of roof tiles and updated fascia, soffit, guttering and downpipes (retrospective) at 11 Horsegate Lane Whittlesey Peterborough Cambridgeshire PE7 1JN

Retrospective. Archaeology – no objection. Nothing from Conservation?

Despite No. 11 being a similar style, the new façade looks out of place with the immediately adjacent properties.

One neighbour objection, but more focussed on the disrupted nature of the (completed) works.

Recommend refusal – not in keeping with conservation area.

F/YR26/0099/F- Erect 1 x 4-bed detached house with detached garage at Land North Of New House Guildenburgh Water Eastrea Road Whittlesey Cambridgeshire.

Ecology: Site cleared before baseline assessment. Potential risk to Great Crested Newts. More info needed.

19 supporters, from all across Whittlesey. Canvassed opinions?

No objection in principle, but Ecology needs to be addressed.

Recommend approval, subject to suitable new ecology study.

F/YR26/0105/RM- Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale (Plots 1-8 only) pursuant to outline permission F/YR22/0786/O to erect 8 x dwellings involving the demolition of existing dwelling and agricultural buildings at 43 The Fold Coates Peterborough Cambridgeshire PE72BP

1 objection due to light from plot 8 – sunalc shows that only in Jul-Sep will shade fall on garden in Peakes Drive – and that will be clear by 8am

Recommend approval

F/YR26/0089/O- Erect up to (795 sq m) of (B2 use) floorspace involving the demolition of existing warehouses (outline application with all matters reserved) at 134 Station Road Whittlesey Peterborough Cambridgeshire PE7 2EY

Appears to be an almost like-for-like replacement of existing workshop?

LFA object due to lack of surface water plans.

Recommend approval subject to approval of surface water and sewage plans.

F/YR26/0091/F- Erect a rear canopy and alterations to conservatory of existing dwelling at 226 Ramsey Road Pondersbridge Huntingdon Cambridgeshire PE26 2TW

All to rear of property and not overlooked.

Recommend approval

CCC/26/006/DCON-Application to discharge condition 24 (Site liaison group) of planning permission CCC/24/048/FUL (Metal Recycling Facility for the storage, sorting, separation, grading, sheering, baling, compacting, crushing, granulating and cutting of ferrous metals or alloys and non-ferrous metals)

Condition only required to be submitted, not for meetings to commence.

Membership: County, District & Town councils, CCC Waste Auth, EA + community

Limited to this application only – no right to consider site-wide issues?

ToR(4) minutes will be public

Recommend approval

CCC/24/091/VAR- Importation, storage, processing including use of trommel, picking and recycling of incinerator bottom ash (IBA) and construction and demolition (C&D) waste, for exportation for use as incinerator bottom ash secondary aggregates (IBAA)

Due to be heard at CCC on Wednesday.

Lack of clarity on Drainage, Heavy Metal contamination.

Highways & PCC object. Public Health object.

Refusal recommended on following grounds:

The main basis for objection is that there are too many unresolved questions. We should be basing the decision on the fact the applicant needs to PROVE the process is safe, rather than putting the onus on others to prove it isn't.

This is not a minor amendment. The application seeks to nearly double the volume of IBA processed at Saxon Pit, introduce outdoor crushing and screening of IBA, increase HGV movements significantly, and raise stockpile heights. It does all of this on the same footprint, with no proposed changes to the concrete pad or the greywater system that are central to how the site is meant to contain chemically active, toxic material.

There is also a specific regulatory discrepancy. The Environment Agency permit limits IBA stockpiles to 4.6 metres with 1 metre freeboard for turning and operational management. Planning drawings associated with this application show stockpile heights up to 6.7 metres. Those two regulatory positions are not aligned. The EA is the site regulator. ie ensure they match the EA limit at 4.6, and for sure they must keep the freeboard at 1m

STATUTORY OBJECTIONS REMAIN UNRESOLVED

The Director of Public Health recommended refusal in January, recognising cumulative health impacts and loss of trust among residents. She called for enhanced monitoring, a cumulative health impact assessment, and a new oversight structure before any expansion. None of that has been implemented.

Peterborough City Council's Highway Authority maintains a formal objection. The A605 junction operates above theoretical capacity with the development in place, and the objection has been sustained across three separate submissions. Saxongate considers that no agency has assessed the cumulative impact of additional traffic from the recently approved Science Park development at Victory Pit.

The Middle Level Commissioners have confirmed that the site does not currently have consent to discharge into King's Dyke. This is essential to prevent flooding. That consent is not automatic and must be applied for separately. The site relies on pumping into King's Dyke to avoid flooding. Without that consent, lawful operation as proposed is in question. They have asked for the decision to be delayed.

P130/2026. Additional Information.

None

P131/2026. Date of next meeting – Monday 16th March 2026 at 7.30pm.