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WISBECH TOWN COUNCIL

Minutes of the Meeting of the Town Planning Committee held on 22 November 2010 at 6.45pm.

Public Participation session between 6.30pm and 6.45pm:

No public participation was requested and the meeting commenced at 6.30pm

Minutes: Deputy Clerk, Mrs S Farmer

Present: Cllr Miss S Hoy in the Chair, and Cllrs N Frusher, R Fulcher, D Oliver, M Parker, and D Patrick.

94. Apologies

a) Cllr Farmer –training commitment
Cllr Meekins – travelling back from awards ceremony
Cllr Hill - illness
Cllr O'Dell – illness
Cllr Wright – work commitments

b) On the Proposal of Cllr Parker, Seconded by Cllr Patrick the above absences were approved.

95. Declarations of interest

Cllr Oliver declared a personal interest in application F/YR10/0822/TRTPO as he was a friend of the applicant.

96. Minutes

On the Proposal of Cllr Parker, Seconded by Cllr Oliver, the minutes of 25 October 2010 were AGREED and signed as a true and correct record.

97. Fenland District Council

a) The agenda for the FDC Planning Committee Agenda, Wednesday 17 November 2010 2.30 pm had been circulated prior to the meeting for members' information.

i) Members noted the applications which had been decided at the meeting of the 20 October.

F/YR10/0569/F - Wisbech - land off Hawkins Drive, erection of 11 houses comprising of 1 x 2-bed terrace, 4 x 2-bed semi-detached, 2 x 3-bed terrace and 4 x 3-bed semi-detached with associated parking (Mr J England, James England Ltd)

Refused for the following reasons -

1. the proposal constitutes over-development of the site and would be out of character with the area
2. there would be inadequate parking provided within the proposal
3. the accesses serving the proposal would be detrimental to highway safety.

F/YR10/0682/F - Wisbech - 16a, 18a, 17 and 19 Mill Close, conversion of 4 x 2-bed flats (first and second floors only) to 8 bedsits (The Oak Foundation)

Granted, subject to the conditions reported.

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ii) Members noted the applications which were before the FDC Planning Committee at the meeting of the 17 November details of which had been available online and paper copies tabled for members' information.

F/YR10/0491/O

WISBECH - land north and east of Greenbushes, Coxs Lane, erection of five dwellings (Mr C Cook)

This application is before the Planning Committee due to the views of the Town Council being contrary to Officer recommendation.

Recommendation

Grant subject to

i) completion of S106

ii) conditions

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F/YR10/0493/F (1.7.2010)

WISBECH - land north-west of 99 Bath Road, erection of 1 x two and a half-storey 2-bed detached house with integral garage and 2 x two and a half-storey 3-bed detached houses with integral garages (Ms K Sansom)

This application is before the Planning Committee due to the views of the Town Council being contrary to Officer recommendation.

Recommendation

Refuse

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F/YR10/0571/F (29.7.2010)

WISBECH - land south and west of 5 Kirkgate Street, temporary change of use of part of site to hand car wash and erection of temporary canopy, 1.35m high acoustic fencing and acoustic cabinet for jet wash machine (Mr H Jamal)

This proposal is before the Planning Committee as the application was called in by Councillor Patrick due to the site location not being appropriate for this use.

Recommendation

Grant

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F/YR10/0699/F (17.9.2010)

WISBECH - land and building at 8 Redmoor Lane, change of use of part of existing storage building to form tea room and use of orchard as childrens play area and nature trail and dog exercise area with associated parking (Mr M Day)

This proposal is before the Planning Committee due to the level of objections received.

Recommendation

i) No Objections being received from the Local Highway Authority

Grant

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Members noted that the next FDC Planning meeting is scheduled for 2.30 pm on Wednesday 15 December 2010 in the Council Chamber, Fenland Hall

b) Members noted the FDC Decisions list for November 2010 which had been circulated for members' information.

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c) Members noted that a briefing session in respect of the Wisbech canal Environmental Investigation was being held in Wisbech Council Chamber on 24 November 2010 and invitations had been sent from FDC.

98. Cambridgeshire County Council

a) Waterlees Adventure Playground – members noted the information which had been circulated:

- i) Briefing paper from Jane Leet, Partnership Manager
- ii) Notes from a meeting held with Jane Leet on 26 October 2010
- iii) An update had been received from Jane Leet on 22 November and this was tabled for members' information and would be circulated to members not in attendance.

b) Members noted the Highways information from Charlie Bedford which had been circulated to members.

99. General Correspondence

i) Members noted the King's Lynn and West Norfolk Local Development Framework Core Strategy information which had been circulated. Members also noted that an information CDROM was available from the Deputy Clerk.

ii) Members noted an update (which had been received on 19 November) regarding the King's Lynn and West Norfolk Local Development Framework Core Strategy; advising members of minor revisions to the lists of representations and which could be viewed at <http://www.west-norfolk.gov.uk/default.aspx?page=26084>

100. Revisions to previously received applications

a) F/YR10/0740/F – see schedule.

101. Applications for planning permission (see attached schedule)

The applications enumerated on the attached schedule which had been received were considered and recommendations duly made.

The meeting closed at 6.55pm

Signed.....

Dated



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WISBECH TOWN COUNCIL

APPLICATIONS FOR PLANNING PERMISSION – 22 November 2010

Reference	Description	Comments
F/YR10/0467/F	<p>Change of use of part of domestic garage to form hairdressing salon at 74 Falklands Drive for Miss S Patrick</p> <p>Appeal: APP/D0515/A/10/2138846/NWF</p>	<p>Members wish to recommend REFUSAL as the proposed use is deemed as overdevelopment and not in keeping with the residential environment, and they have concerns regarding parking for customers and local residents.</p> <p>Members wish to withdraw their previous comments and recommend APPROVAL if the application is made for a single chair basis (applicant working from home rather than a business premises for more than one hairdresser).</p>
F/YR10/0740/F	<p>Change of use from residential care home to 10-bed dwelling involving demolition of existing toilet block - 12 St Augustines Road for SP Developments Ltd</p> <p>Revision: Change of description Change of use from residential care home to 10-bed dwelling (C4 use class house of multiple occupancy) involving demolition of existing toilet block - 12 St Augustines Road for SP Developments Ltd</p>	<p>Members recommend REFUSAL until they have further information regarding the proposed use of the dwelling. They have concerns regarding suitability of the application if the house is to be for multiple occupancy of; appropriate number of bathrooms, refuse issues, and possible impact of traffic and parking on the street.</p> <p>Members still have concerns for this application in that for a C4 use (3-6 unrelated occupants) the above comments still stand.</p>
F/YR10/0784/F	<p>Erection of 4 x 2-bed semi-detached dwellings with associated parking (amendment to house type approved on planning permission F/YR05/0283/F) - Plots 14-17 Land South East Of 30 Kirkgate Street for Mr G Fitt</p>	<p>Recommend APPROVAL as members have no objections or observations in respect of this application.</p>

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Reference	Description	Comments
F/YR10/0790/O	Erection of a dwelling - Land North West Of 12 Park Street for Mr E Clark	Members wish to recommend refusal as they deem this application to be overdevelopment of the site. They also do not wish to see the loss of the green space along this small street.
F/YR10/0822/TRTPO	Works to 1 Oak Tree covered by TPO 1/2005 - 17 Manor Gardens for Mr A Coe	Members will recommend APPROVAL if the work to be carried out has been approved by the Arboricultural Officer.
F/YR10/0834/F	Erection of a first-floor extension with juliet balcony to rear of existing dwelling - Breechland Coxs Lane for Mr R Field	Recommend APPROVAL as members have no objections or observations in respect of this application.
F/YR10/0842/F	Erection of a 2-storey 3-bed dwelling involving demolition of existing garage - Land South Of 29 Quaker Lane for Mr J M Stanford & Miss J Fitt	Recommend APPROVAL as members have no objections or observations in respect of this application.
F/YR10/0846/F	Erection of 2 metre high fence and gate to replace existing 1.2 metre high timber fencing and gate - The Nene Infant School Norwich Road for Mrs K Crawley	Recommend APPROVAL as members have no objections or observations in respect of this application.
F/YR10/0853/F	Change of use of part of building from Warehouse (B8) to General Industry (B2) involving erection of 1.8 metre high palisade fence and gates - 5 Queen Street Fronting Nene Parade for Mr MW Peggs	Application not yet received