



2010/2011 - 83

**WISBECH TOWN COUNCIL**

**Minutes of the Meeting of the Town Planning Committee held on 26 April 2011 at 6.45pm**

**Present:** Cllr N Meekins, Town Mayor, Cllr Miss S Hoy in the Chair and Cllrs N Frusher, M Hill, P O'Dell, D Oliver, and D Patrick.

**Minutes:** Deputy Clerk, Mrs S Farmer

**Public Participation session between 6.30 and 6.45pm:**

One member of the public was present to observe proceedings. As no public participation was requested the meeting commenced at 6.30pm.

**166. Apologies**

a) Cllr J Farmer – on a course

b) On the proposal of Cllr Oliver, Seconded by Cllr O'Dell, the above absence was approved.

**167. Declarations of interest**

Cllr Oliver declared an interest in item 172 b) – see relevant Minute.

**168. Minutes**

On the Proposal of Cllr Hill, Seconded by Cllr O'Dell the minutes of 11 April 2011 were AGREED and signed as a true and correct record.

**169. Date of next meeting**

Members noted that the meeting of the Wisbech Town Council Planning Committee due to be held on 16 May had been cancelled due to local elections, and that the next meeting of the Planning Committee will now be held in the new civic year and details will be sent to all new members.

**170. Fenland District Council**

a) Members noted the list of FDC decisions for March/April 2011 which had been circulated for members' information.

b) Enforcement cases

Members noted the confidential list of all cases reported to Planning Compliance for further investigation between 01/3/2011 and 31/3/2011 which had been circulated for members' information..

c) Members noted the next FDC Planning Committee meeting was due to be held on 4 May at the Boathouse, and the list of dates of meetings for 2011-2012 which had been circulated for members' information.

**171. Cambridgeshire County Council**

a) Members noted the Temporary Prohibition of Through Traffic Order – Freedom Bridge, North Street, Town Bridge which had been circulated for members' information, and that the Deputy Clerk had confirmed with Cambridgeshire Highways that Freedom Bridge and Town Bridge will not be closed at the same time.

Cont ...



**2010/2011 - 84**

b) Members noted the following information from Charlie Bedford

*i) For information the following funds / schemes have been allocated within your area for works to be completed prior to end August 2011.*

*A. A1101 Churchill Road, Wisbech - carriageway repairs - worst sections of road as far as the funding of £30000.00 will permit.*

*B. Broad Drove, Wisbech - place to place road repairs to worst sections - £15000.00*

*C. A1101 North End / Leverington Road, Wisbech - place to place carriageway repairs to worst sections £40000.00*

*ii) For your information the following schemes have received financial approval - although funding has been allocated, please be aware budget constraints may enforce change in our programme.*

*A. North Ward, Wisbech - continuation of surface water drainage scheme started 2010 / 2011 - my colleague Mrs Eleanor Seymour who I based at Huntingdon is dealing with this scheme.*

*B. Weasenham Lane, Wisbech - carriageway repairs*

*C. Perry Road, Leverington - place to place road repairs.*

*D. St Leonards / Woodgate Road, Leverington - place to place footway repairs / reconstruction.*

*E. Summerfield Close - place to place footway repairs / reconstruction with some carriageway repairs.*

*F. Lynn Road, Wisbech - place to place carriageway repairs - I anticipate issues with roadspace availability due to Fenland*

*District Council works and also Bridge works in Wisbech and these works will probably be in 2012.*

*I will contact you when further programme dates / information is available.*

*If you have any queries regarding this matter please do not hesitate to contact me.*

c) Members noted the following information from Amanda Hill, Traffic Technician

*I am writing to inform you that the following roads are proposed to be included as part of our Countywide surface dressing programme this year. The programme though is subject to budget constraints and therefore our programme may have to be reduced:-*

*Mount Drive, First Avenue, Second Avenue, Third Avenue, Fourth Avenue, Fifth Avenue, Sixth Avenue, Seventh Avenue, Eighth Avenue, Broad Drove*

*I will contact you again when further programme dates/information is available.*

*If you have any queries regarding this matter please do not hesitate to contact me.*

Cllr Miss Hoy advised members that any emergency road works could override any of the above.

d) Members noted the application for a Temporary Traffic Order for Park Road 22-24 June 2011 which was tabled for members' information.

e) Members noted the email from Kate Day, Rights of Way and Access Manager outlining grass cutting schedules and spending cuts, which was tabled for members' information.

Cont ...



**172. General Correspondence**

a) Relaxation of Planning Rules for Change of Use from Commercial to Residential: A consultation  
Members noted the consultation seeking views on the Government's proposals to amend the Town and Country Planning (General Permitted Development) Order 1995 (as amended) to grant permitted development rights to changes of use from commercial to residential, i.e. to allow such changes of use without the need for planning applications which had been circulated for members' information.

The Deputy Clerk was asked to respond against the proposals with the following concerns:  
Members noted that they welcomed residential opportunities above retail, but felt that this proposal would lead to unacceptable loss of retail space in Market Towns  
Each application should be considered on its own merit  
Decisions should still be made locally in consultation with the town or parish

b) Section 106 request

Members noted the letter received from Chaplaincy to People at Work requesting S106 provision which had been circulated for members' information.

Cllr Oliver declared an interest as he had been approached by Chaplaincy to Work in respect of his connections with the Wisbech Institute as a location. However, as a member of the local Chamber of Commerce he also had been aware of the previous chaplain, and members asked him to stay in the Chamber and give some details of the proposal. He took no part in the decision of the Committee.

Members felt that as a Churches Together scheme, there was not sufficient argument for requesting S106 funding for development of a new site within Wisbech. They felt that there was sufficient scope to house a Chaplaincy office within current church facilities, such as the refurbished space at the URC. Members felt that S106 funding should be used in a wider context.

c) Appeal notification.

Members noted that the appeal against the refusal of application F/YR10/0774/F – 35 Market Place had been allowed.

**173. Revisions to previously received applications**

No revisions had been received.

**174. Applications for planning permission**

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

The Deputy Clerk would contact Jonathan Clogg with observations regarding application F/YR11/0184/F.

There was a debate regarding application F/YR11/0261/F with divided opinion on whether the application was out of keeping or acceptable.

The Chairman called a vote and on the proposal of Cllr Oliver, Seconded by Cllr Patrick the recommendation for refusal on the grounds on not being in-keeping was defeated, 4 votes to 2.

The meeting closed at 7.05pm.

Signed.....

Dated .....



2010/2011 – 86

WISBECH TOWN COUNCIL

APPLICATIONS FOR PLANNING PERMISSION – 26 April 2011

Reference	Description	Comments
F/YR11/0184/F	Erection of a food store (A1), 8no screen cinema (D2), 3no restaurant units (A3), petrol filling station and car wash with ancillary car parking, access, servicing and landscaping and associated works - 85 South Brink And Wisbech Stadium Cromwell Road for Mr J Clogg	<p>Members recommend <b>APPROVAL</b> as they are keen to see some development at this site. If permission is granted they wish to see the promised completion dates adhered to. They also wish that the cinema facilities are completed before or at the same time as the retail.</p> <p>They still have some concerns regarding loss of retail in the town centre but this is mitigated by the offer of significant promotion of the town's facilities and attractions offered by the developers and they wish to see that this promise is also upheld.</p> <p>Members would like to have details of all <b>S106</b> funding allocations.</p> <p>Members also have concerns regarding traffic management with any addition to traffic flow along Cromwell Road. It has been noted that since the installation of traffic lights at Sandown Road there is often severe congestion, especially at peak times, along to Weasenham Lane. They feel that this situation is unacceptable and dangerous for the new junction at Weasenham Lane and wish that further traffic measures be considered for safety.</p>
F/YR11/0261/F	Erection of a 2-storey 1-bed dwelling involving part demolition of existing side extension at 17 Bramley Road - Land West Of 17 Bramley Road for Mr J Cook	<p>Members recommend <b>APPROVAL</b></p>