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WISBECH TOWN COUNCIL

Minutes of the Meeting of the Town Planning Committee held on 14 June 2010 at 6.45pm.

Public Participation session between 6.30pm and 6.45pm: As no public were present the meeting commenced at 6.30pm. Cllr Wheeler arrived at 6.35pm and Cllr Wright adjourned the meeting to allow Cllr Wheeler to comment on application F/YR10/0360/F. He raised concerns over the impact such a development would have on the surrounding area, especially neighbouring properties.

Cllr Wright noted that although this would be a loss of open space, it was no longer designated public open space.

The meeting reconvened at 6.45pm.

Minutes: Deputy Clerk, Mrs S Farmer

Present: Cllr N Meekins, Town Mayor, Cllr JR Farmer, Deputy Town Mayor (6.45pm), and Cllrs N Frusher, R Fulcher (6.40pm), Miss S Hoy, P O'Dell, D Oliver and T Wright.

11. Apologies

a) Apologies and reasons for absence

Cllr Patrick – committee meeting commitments

Cllr Hill – work commitments

Cllr Parker – work commitments

b) On the proposal of Cllr Oliver, Seconded by Cllr O'Dell, the above absences were approved

Cllr Meekins apologised for asking Cllr O'Dell to accompany him to a civic function on the date of the last Planning Meeting and thus having two members of the Committee absent and would ensure that this would not intentionally happen again.

The Chair thanked him for this.

12. Declaration of interest

Cllr Wright declared a personal interest in application F/YR09/0692/O as he is a friend of the applicant.

13. Minutes

On the proposal of Cllr Oliver, Seconded by Cllr Frusher the Minutes of the meeting held on 24 May 2010 having been circulated were AGREED and signed as a true and correct record.

14. Fenland District Council

a) Members noted details of the FDC Planning Committee:

Minutes of the FDC Planning Committee of 5 May 2010

- F/YR10/0186/F – 6 High Street change of use from retail to takeaway – Granted

- F/YR10/0207/F - 5 Kirkgate Street change of use to hand car wash - Refused

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- Listed Building Enforcement Notice (re air-conditioning unit) – 10 York Row

b) Members noted the response from Paul Medd in regard to the Thomas Clarkson Community College Performance space which had been circulated for members' information.

The Deputy Clerk was asked to liaise with Alan Pain - Corporate Director and FDC's lead officer for this project, and Cllr Nick Seaton, lead Portfolio Holder for this project, and invite them to address members at a future Planning Committee meeting to which all councillors would be invited to attend.

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c) Members noted the response from Shanna Penney in regard to application F/YR10/0326/F – change of use from offices to a night shelter which had been circulated for members' information.

Cllr Oliver informed members that a meeting had been held between the Norfolk Street Traders and Keith Smith of Luminus.

d) Enforcement cases.

Members noted a report containing a list of all cases reported to Planning Compliance for further investigation between 01/05/2010 and 31/05/2010. Members noted that it was not a list of cases where there have been breaches, only allegations, and due to this enforcement action will not necessarily be taken.

e) Members noted that the hearing for appeal APP/D0515/A/10/2121109/NWF for application F/YR09/0664/F – **Erection of 11 dwellings comprising of 4 x 1-bed flats, 2 x 2-bed semi-detached, 2 x 3-bed semi-detached and 3 x 3-bed terraced houses with associated parking, 1.2 metre high steel railings and 2.1 metre high close boarded fencing with trellis - Land East Of The Oasis Centre Tinkers Drove** will be held at Wisbech Council Chamber on 8 July starting at 10am.

15. Cambridgeshire County Council

a) Members noted the response from Charlie Bedford of Cambridgeshire Highways in respect of HGV traffic along Nene Quay and South Brink.

Cllr Miss Hoy would make enquiries regarding further information on this matter.

Cllr Farmer informed members that there was currently a review of B roads in Cambridgeshire and this may have an impact on the B198 (Cromwell Road, South Brink)

b) A letter was tabled for members' information and members noted that the consultation on Cambridgeshire's Third Local Transport Plan had been extended to 30 July 2010. The questionnaire was available online and councillors were asked to contact the Deputy Clerk for details if they wished to make further comment on the proposals.

16. General Correspondence

National Grid Large Load

Members noted that notification had been received regarding the movement of a high-voltage electricity transformer for the National Grid Substation at Walpole on 13 June 2010 between 8am and 11am.

17. Revisions to previously received applications

No revisions had been received.

18. Applications for planning permission (see attached schedule)

The applications enumerated on the attached schedule were considered and recommendations duly made.

After discussion and debate the observations made regarding application F/YR10/0367/F were proposed by Cllr Meekins, seconded by Cllr O'Dell and with 3 for, 2 against and with 2 abstentions AGREED as the response from this Council.

The meeting closed at 7.25 pm

Signed.....

Dated



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WISBECH TOWN COUNCIL

APPLICATIONS FOR PLANNING PERMISSION – 14 June 2010

Reference	Description	Comments
F/YR09/0637/F	Erection of a 3-bed semi-detached house with associated parking - Land West Of 3 Bush Lane for Mr J Hadkinson Appeal:APP/D0515/A/10/2128984	Recommend APPROVAL as members have no objections or observations in respect of this application. Appeal noted
F/YR09/0692/O	Erection of 5 chalet dwellings - Land South West Of 153 Leverington Road for Mr D Hubbard Appeal:APP/D0515/A/10/2125692	Members recommend REFUSAL as they consider this application to amount to overdevelopment of the site and have concerns over traffic access and egress. Appeal noted
F/YR10/0360/F	Erection of a pair of semi-detached 2-bed dwellings involving the demolition of existing garage/kitchen attached to 32 Hedgelands -Land West Of 32 Hedgelands for M Allen	Members recommend REFUSAL as they see this application as overdevelopment of the site. They have severe concerns over access and parking impact on neighbouring properties.
F/YR10/0361/F	Siting of a portacabin for use as a cafe (retrospective) and erection of 2.75 metre high corrugated iron fencing – 2 Victoria Road for Mr F Bassett	Members have no objections to the portacabin, although they wish to see a limit of 3 years and would prefer a permanent building to fulfil the needs for these facilities. They recommend REFUSAL of the fencing as the material proposed would not be in-keeping with the area, and the height is excessive. They wish to see a brick construction at a maximum of 2metres.
F/YR10/0367/F	Erection of 2 retail units and 2 x 1-bed and 1 x 2-bed flats above with balconies, bin store and cycle rack involving demolition of existing veterinary surgery - 35 Bedford Street for Best Friends Group	Members recommend APPROVAL in principle, but would prefer 2 x 2-bed flats due to considerations of the number of bins and extra traffic considerations. They feel that 3 residential properties on this site is excessive.

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Reference	Description	Comments
F/YR10/0373/F	Erection of a packing and loading building with covered walkways involving demolition of part of existing production building - Nestle Purina Petcare UK Limited Cromwell Road for Mr J Hansen	Members recommend APPROVAL but wish to ensure that there is adequate sound-proofing to ensure that any increase in noise levels does not impact on neighbouring properties.
F/YR10/0379/EXTIME	Change of use from store to 1-bed dwelling (Renewal of planning permission F/YR07/0891/F) - 51 West Street for Mr A Christmas	Recommend APPROVAL as members have no objections or observations in respect of this application.
F/YR10/0384/TRCA	Works to 1 Plane Tree within a Conservation Area - St Augustines Church for Miss Hemerway	Recommend APPROVAL as members have no objections in respect of this application if the Arboricultural Officer is in agreement with the works to be carried out.
F/YR10/0392/F	Erection of rear extension for use as bulkstore area to existing store - Tesco Stores PLC	Recommend APPROVAL as members have no objections or observations in respect of this application.
F/YR10/0393/F	Erection of a conservatory and single-storey extension to rear of existing dwelling involving demolition of existing utility room to rear - 29 North Brink for Mr & Mrs Retchless	Recommend APPROVAL as members have no objections or observations in respect of this application.
F/YR10/0394/LB	Erection of a conservatory and single-storey extension to rear of existing dwelling involving demolition of existing utility room to rear - 29 North Brink for Mr & Mrs Retchless	Recommend APPROVAL as members have no objections in respect of this application if the Conservation Officer is in agreement with the works to be carried out.
F/YR10/0397/F	Erection of part 2-storey/part single storey rear extension to existing dwelling - 15 Hillburn Road for Mr D Clarke	Recommend APPROVAL as members have no objections in respect of this application if the Arboricultural Officer is in agreement with the works to be carried out.