



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

11 NOVEMBER 2024 – 6.30 pm

MINUTES OF MEETING

Present: Councillor Meekins, Chairman; Councillors Edwards, Ketteringham, Rafique, Sagoo (from 6.45 pm) and Tanfield.

Apologies: None (all members were present).

The minutes of the meeting of the Planning and Community Infrastructure Committee held on 14 October 2024 were confirmed and signed.

P49/24 Public participation

(1) Planning application F/YR24/0857/F

Members received a representation from a resident of Elm Road, Wisbech, opposing planning application F/YR24/0857/F (for the erection of a secondary school (three-storey) with associated fencing (up to 3.0 metres high), PE courts, external lighting, parking, access, landscaping and drainage on land south-west of Thomas Clarkson Academy, Corporation Road, Wisbech).

The resident expressed the opinion although there is, undoubtably, a need for an additional secondary school in Wisbech, the site chosen, adjacent to the existing secondary school, is inappropriate. He commented that there are already significant issues with inconsiderate parking in the vicinity of the current school at opening and closing times and that approval of this planning application would worsen that situation. In addition, students' safety could be at risk because of the significant increase in both the number of vehicles and students in that part of the town. Furthermore, intensification of the school activity and the associated parking of vehicles would make it more difficult for emergency services vehicles to access properties in the vicinity of the school premises.

The opinion was expressed by the resident that the applicant ought to identify an alternative site for this proposal, not one that is immediately adjacent to the Thomas Clarkson Academy. The site of the new school should, in his opinion, be located in the north or west of the town.

Members decided that the comments of the parishioner be noted and that they be taken into account when considering planning application F/YR24/0857/F at minute P53/24.

(2) Planning application F/YR24/0823/F

Members received a representation from a resident of Magazine Lane, on behalf of several residents of that lane who oppose planning application F/YR24/0823/F (the erection of 4 dwellings (3 x two-storey 3-bed and 1 x two-storey 2-bed), involving the demolition of existing dwelling, at Weedon, Magazine Lane, Wisbech).

The resident mentioned that a petition of objection to this application, containing 88 signatures, had been submitted to the Local Planning Authority. She mentioned that local residents object to this application on the basis that



- two-storey properties would be out of keeping with the surrounding properties, which are single-storey in nature
- approval of the proposal would result in a loss of light and an increase in noise and disturbance to the occupiers of existing properties that are in close proximity to the application site
- Magazine Lane, because of its narrowness, is unable to accommodate the additional traffic that would be generated by this development.

Members decided that the comments of the local resident be noted and that they be taken into account when considering planning application F/YR24/0823/F at minute P53/24.

P50/24 Fenland District Council

The Clerk reported that there were no planning-related issues in terms of Fenland District Council schemes, projects, services or policies requiring consideration by this committee.

Members decided that the situation be noted.

P51/24 Cambridgeshire County Council

The Clerk reported that there were no planning-related issues in terms of Cambridgeshire County Council schemes, projects, services or policies requiring consideration by this committee.

Members decided that the situation be noted.

P52/24 Correspondence

Members considered a letter of consultation from King's Lynn and West Norfolk Borough Council in respect of a planning application for all reserved matters for 9 commercial/industrial buildings on land south of Grassgate Farm, Grassgate Lane, Walsoken (planning application reference 24/01815/RMM).

Members decided that King's Lynn and West Norfolk Borough Council be informed that Wisbech Town Council supports this development proposal, subject to the Local Highway Authority being satisfied that the proposed access arrangements.

P53/24 Applications for planning permission

Members considered the applications set out on the attached schedule and decided to submit to the Local Planning Authority the comments, as the consultation responses of the Town Council, listed in that schedule.

In addition, the Clerk reported the withdrawal of planning application F/YR24/0648/VOC (Variation of conditions 4 (surface water drainage), 5 (surface water run-off), 6 (surface water drainage report), 7 (welcome travel packs), 8 (emergency evacuation plan), 9 (pedestrian drop kerb), 11 (fire hydrants), 12 (construction environmental management plan), 13 (contamination), 14 (levels), 15 (lighting impact assessment), 16 (ecological design strategy), 17 (construction environmental management plan), 20 (roads and footways), 21 (site assessment) of planning application F/YR22/0914/FDL (Erect a care home for up to 70 apartments, commercial floorspace (Class E) up to 900 square metres and up to 60 dwellings (outline application with all matters reserved)) – variation of the wording of conditions to clarify that the scheme will be delivered in phases – at Nene Parade, Bedford Street, Chase Street, Wisbech), which had been considered by this committee at minute P33/24.



The Clerk reminded members that the decision of this committee at minute P33/24 had been “That the application be supported”.

Members decided that the withdrawal of planning application F/YR24/0648/VOC be noted.

P54/24 Wisbech-related Planning and Conservation matters/issues

In accordance with minute P59/22, members considered whether there are any Wisbech-related planning and conservation matters/issues (such as the condition of some of the listed buildings within the town) that they feel ought to be referred to the Local Planning Authority (or another relevant agency) for consideration.

At minute P47/24 certain members of this committee had mentioned that a dwelling is under construction on land in the immediate vicinity of 1 Victoria Road/2 Chapel Street, Wisbech but they did not recall this committee being consulted by the Local Planning Authority (LPA) on such a proposal. At that minute it had been agreed that the Clerk would seek to ascertain from the LPA whether that dwelling has the benefit of planning permission. In response to the Clerk’s enquiry, the LPA has stated that the building under construction has resulted from the implementation of planning permission reference F/YR22/0082/F (the erection of 2 dwellings (two-storey block of 1-bed flats), involving the demolition of existing building, on land south-east of 1 Victoria Road Wisbech).

Further to minute P28/24, Councillor Edwards referred to planning application F/YR22/0931/F (for the erection of 2 dog kennel blocks at 10 Redmoor Lane, Wisbech), expressing the belief that the site owner’s appeal to the Planning Inspectorate against the enforcement notice which had been served by the Local Planning Authority had been deemed invalid (because of a failure to provide required information). He expressed the opinion that the Local Planning Authority (LPA) should be asked what, if that is the case, action is being taken by the LPA to secure compliance with the enforcement notice.

Members decided that the information reported by the Clerk in relation to the land south-east of Victoria Road be noted and that he would ask the Local Planning Authority what action it is taking to secure compliance with the enforcement notice which had been served in relation to the unauthorised development at 10 Redmoor Lane, Wisbech.

P55/24 Date of next meeting

Members noted that the next meeting of this committee is scheduled for 2 December 2024, to commence at 6.30 pm.

Meeting finished at 7.30 pm.

Signed.....

Dated.....



PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

**APPLICATIONS FOR PLANNING PERMISSION – 11 November 2024
(Minute P53/24 refers)**

Reference	Description	Comments
F/YR24/0519/F	Change of use from former bank to 22 dwellings (13 x studio apartments and 9 x 1-bed flats) with associated alterations at 12 Old Market, Wisbech (applicant: Silverwood Property Holdings Limited) = revised proposal; revision is revised application description, elevations and floor plans	<p>Object, on the basis that</p> <ul style="list-style-type: none"> • the proposal would constitute overdevelopment of the site • the absence of any on-site provision for the parking of residents' vehicles would add to the cumulative impact upon the town centre in terms of vehicle parking <p>The committee indicated that it may be prepared to consider favourably a planning application that proposed fewer dwellings</p>
F/YR24/0823/F	Erect 4 dwellings (3 x two-storey 3-bed and 1 x two-storey 2-bed), involving the demolition of existing dwelling, at Weedon, Magazine Lane, Wisbech (applicant: Mr S Necker)	Object, on the basis that the proposal would constitute overdevelopment of the site
F/YR24/0826/F	Erect 1 self-build dwelling (three-storey 3-bed) and formation of access for 260 Elm Low Road on land north of 260 Elm Low Road, Wisbech (applicant: Mr M A Khan)	That the application be supported
F/YR24/0847/TRTPO	Works to 1 Sycamore and 1 Robinia Frizia tree covered by TPO 01/1993 at Glennfield Care Centre, Money Bank, Wisbech (applicant: Excel Care Holdings)	That the application be supported, subject to the proposed works



		according with the professional opinion of FDC's Arboricultural Officer
F/YR24/0850/F	Change of use of land for the siting of 7 glamping pods on land north-west of Hannath House, Mile Tree Lane, Wisbech (applicants: Mr and Mrs S Pollington)	That the application be supported
F/YR24/0855/LB	Internal and external works to listed building: re-route a gas pipe from the basement to the first floor at 11 Market Place, Wisbech (applicant: Keytone Ltd)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer
F/YR24/0857/F	Erect a secondary school (three-storey) with associated fencing (up to 3.0 metres high), PE courts, external lighting, parking, access, landscaping and drainage on land south-west of Thomas Clarkson Academy, Corporation Road, Wisbech (applicant: Department for Education)	<p>Object, on the basis that</p> <ul style="list-style-type: none"> • the proposal would constitute overdevelopment of the site • there would be an unacceptable detrimental impact upon the amenities of nearby residents at daily school opening and closing times because of the additional traffic that would be generated, as well as the likelihood of inconsiderate parking of vehicles • there would be an unacceptable detrimental impact upon the amenities of nearby residents during the construction



		<p>phase as a result of the movements of contractors' vehicles</p> <p>If the Local Planning Authority proposes to grant planning permission for this proposal, it should be subject to the relevant Internal Drainage Board being satisfied with the drainage arrangements</p>
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