



## WISBECH TOWN COUNCIL

### PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

13 JANUARY 2025 – 6.30 pm

#### MINUTES OF MEETING

**Present:** Councillor Ketteringham, Vice-Chairman in the Chair; Councillors Edwards and Human.

**Apologies:** Councillors Meekins and Tanfield.

The minutes of the meeting of the Planning and Community Infrastructure Committee held on 9 December 2024 were confirmed and signed.

#### **P62/24 Public participation: Planning application F/YR24/0823/F**

Members received two representations from residents of Magazine Lane, expressing their opposition to planning application F/YR24/0823/F (the erection of 3 dwellings (3 x two-storey 3-bed), involving the demolition of existing dwelling, at Weedon, Magazine Lane, Wisbech).

One of the residents expressed the opinion that although the applicant has revised the proposal to reduce the number of proposed dwellings from four to three, the reasons why this proposal is, in the opinion of residents, unacceptable continue to be valid.

The resident commented that people who live close to the application site are of the opinion that

- the proposal constitutes overdevelopment of the site
- the road surfacing in the vicinity of the site is already in poor condition and intensification of its use by vehicles that would be generated through the erection of the dwellings proposed by this planning application would worsen that situation. The resident circulated photographs showing the condition of the road surfacing
- Magazine Lane, because of its narrowness, is unable to accommodate the additional traffic that would be generated by this development
- there would be a loss of habitats for wildlife
- two-storey properties in the proposed location would be out of keeping with the surrounding properties, which are single-storey in nature (bungalows and park homes)
- the area already suffers drainage problems and an increase in the number of dwellings, whether 3 or 4, would worsen those problems.

Another resident commented that the residents of the area in which this development is proposed object to the erection of additional dwellings. She mentioned that other properties in the vicinity of the application site are single-storey, and she expressed the opinion that the proposed dwellings, because of being two-storey, would overlook the existing ones.

The resident commented that those who live in this part of Wisbech are generally elderly (hence, living in bungalows and park homes), and would, in her opinion, suffer from an increase in noise and disturbance if “family houses” were erected on the application site.

Members decided that the comments of the residents be noted and that they be taken into account when considering planning application F/YR24/0823/F at minute P67/24.



### **P63/24 Chairman**

The Clerk reported that Councillor Meekins had decided, for the reason explained to members, to resign from the position as Chairman of this committee and that, consequently, the agenda for the next meeting of this committee would include an item in relation to the election of a Chairman of this committee for the remainder of the municipal year 2024/25.

Members decided that the situation be noted.

### **P64/24 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.

### **P65/24 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.

### **P66/24 Correspondence**

The Clerk reported that no planning-related correspondence had been received.

Members decided that the situation be noted.

### **P67/24 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.

### **P68/24 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.

Members decided that there are no Wisbech-related planning or conservation matters/issues that they wish to refer to the Local Planning Authority (or another relevant agency) at this time.

### **P69/24 Date of next meeting**

Members noted that the next meeting of this committee is scheduled for 27 January 2025, to commence at 6.30 pm.



**Meeting finished at 7.05 pm.**

Signed.....

Dated.....

DRAFT



**WISBECH TOWN COUNCIL**

**PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE**

**APPLICATIONS FOR PLANNING PERMISSION – 13 JANUARY 2025  
(Minute P67/24 refers)**

<b>Reference</b>	<b>Description</b>	<b>Comments</b>
F/YR24/0020/F	Erect 1 dwelling (two-storey, 4-bed), involving new access at Plot 2, site of former 28 Quaker Lane, Wisbech (applicant: Mr Russell) = revised proposal; revision is: Drawing 001 Rev B Visibility Splays and Drawing 1000 Rev G	That the application be supported
F/YR24/0823/F	Erect 3 dwellings (3 x two-storey, 3-bed), involving the demolition of existing dwelling at Weedon, Magazine Lane, Wisbech (applicant: Mr S Necker) = revised proposal; revision is: amended proposal, site layout and shadow study received, revised BNG Metric and updated BNG Report submitted	Object, on the basis that the proposal would constitute overdevelopment of the site
F/YR24/0981/VOC	Variation of Condition 5 (retail restrictions) of planning permission F/YR20/1231/F (Erection of 3 retail units), to enable Unit C to be used for purposes falling within Use Class E (d) on land south of Sandown Road, Wisbech (applicant: Berkshire Property Investors Limited)	That the application be supported
F/YR24/0982/TRTPO	Works to 1 Walnut tree covered by TPO 05/2008 at Oasis Children's Centre, St Michael's Avenue, Wisbech (applicant: Nurture Landscapes)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Arboricultural Officer
F/YR24/0992/F	Erect a shed in rear garden of existing dwelling (retrospective) at 27 Skylark Close, Wisbech (applicant: Mrs Anna Babkiewicz)	That the application be supported
F/YR24/1001/F	Erect single-storey front extension to form new entrance and accessible WC at Wisbech Christian Spiritual Church, Alexendra Road, Wisbech (applicant: Wisbech Christian Spiritual Church)	That the application be supported
F/YR24/1002/F	Extend existing front single-storey extension to existing dwelling at "Charian", 60 Elm Road,	That the application be supported



	Wisbech (applicant: Mrs Marianne Gordon-Farleigh)	
F/YR24/1004/F	Erect a garden shed to rear of existing dwelling (retrospective) at 52 Linnet Drive, Wisbech (applicant: Ms Greta Petrauskiene)	That the application be supported
F/YR24/1005/F	Erect a garden shed to rear of existing dwelling (retrospective) at 54 Linnet Drive, Wisbech (applicant: Ms Jolanta Lechaviciene)	That the application be supported
F/YR24/1006/F	Replacement of rear roof slope to existing dwelling at 29 North Brink, Wisbech (applicant: Mr F Retchless)	That the application be supported
F/YR24/1007/LB	External works to a Listed Building, involving replacement of rear roof slope to existing dwelling at 29 North Brink, Wisbech (applicant: Mr F Retchless)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer

(Councillor Human declared his non-pecuniary interest in planning application F/YR24/1002/F, by virtue of the application site being a neighbouring property to his home)