

Wisbech Town Council



PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

11 November 2024 – 6.30 pm

Council Chamber, Wisbech Town Hall

All members of the committee are hereby summoned to attend for the purposes of considering and resolving the business to be transacted at the meeting as set out below.

Members of the press and public are welcome to attend the meeting.

(A period not exceeding 15 minutes is made available at the beginning of the meeting, where the public so require, to raise issues relating to issues within the remit of this committee).

AGENDA

1. To receive members' apologies for absence.
2. To receive members' declarations of disclosable pecuniary, non-disclosable pecuniary or non-pecuniary interests in relation to any agenda item (see guidance notes at the end of the agenda).
3. To confirm and sign the minutes of the meeting of the Planning and Community Infrastructure Committee held on 14 October 2024 (attached).
4. To consider any planning related issues in terms of Fenland District Council schemes, projects, services or policies.
5. To consider any planning-related issues in terms of Cambridgeshire County Council schemes, projects, services or policies.
6. Correspondence – Clerk to report on matters of relevance to the committee, including a 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/MM): <http://online.west-norfolk.gov.uk/online-applications>
7. Planning applications – to make observations, for submission to the Local Planning Authority.

At the time of agenda despatch, the planning applications shown on the schedule attached had been received by Wisbech Town Council.

Any applications received between the date of agenda despatch and the date of the meeting will be circulated to members in advance of the meeting.

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Copies of plans are available to view or online at <https://www.fenland.gov.uk/publicaccess/>

In addition, to note 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 on 2 September 2024 (minute P33/24 refers).

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

8. Wisbech-related Planning and Conservation matters/issues – in accordance with minute P59/22, to discuss any such matters/issues, for referral to the Local Planning Authority (or another relevant agency) where appropriate.
9. Date of next meeting – to note that the next meeting of this committee is scheduled for 2 December 2024; to commence at 6.30 pm.

Members of the committee: Councillors Edwards, Ketteringham (Vice-Chairman), Meekins (Chairman), Rafique, Sagoo and Tanfield; plus one vacancy.

Agenda issued and published (on 5 November 2024) by:

A handwritten signature in black ink, appearing to read 'T Jordan'.

**Mr T Jordan, PSLCC
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NOTES:

The Council Chamber is situated on the first floor of the Town Hall and access is available via a stair-lift if required. However, if wheelchair access is required, please contact the office, on 01945 461333, so that the necessary arrangements (the installation of temporary ramping) can be made.

Members of the public, representatives of the press and councillors may film, audio-record, take photographs and use social media to report on meetings as they take place and the council shall make reasonable provision for this to happen. Those who wish to report on meetings in this way are advised to contact the Town Clerk in advance of the meeting so that any arrangements, if necessary, can be made. Further information regarding the situation is displayed on a notice at the entrance to the Council Chamber.

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SCHEDULE OF APPLICATIONS FOR PLANNING PERMISSION

Reference	Description	Comments
F/YR24/0519/F	<p>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 (previously 24 dwellings (15 studio apartments)), elevations and floor plans</p> <p>NOTE: When considering this planning application previously (on 1 July 2024), the committee had decided to “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 had indicated that it may be prepared to consider favourably a planning application that proposed fewer (but larger) 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)	
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)	
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)	
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	

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	Pollington)	
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)	
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)	

Exclusion of the public from meetings for confidential items of business

To exclude the public (including the press) from a meeting of the Council, it is necessary for the following proposition to be moved and adopted “that, in accordance with the provisions of the Public Bodies (Admission to Meetings) Act 1960, the public be excluded from the meeting for item number(s), which involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended) as indicated”

Notes on members’ interests

Disclosable Pecuniary Interests

- (1) *Members are required to declare any disclosable pecuniary interest and, unless the member has obtained a dispensation, he or she cannot discuss or vote on the matter at the meeting and must leave the room whilst the matter is being debated or voted on.*
- (2) *A member has a disclosable pecuniary interest if it*
 - (a) *relates to him or her, or*
 - (b) *is an interest of -*
 - (i) *the member’s spouse or civil partner; or*
 - (ii) *a person with whom the member is living as husband and wife; or*
 - (iii) *a person with whom the member is living as if civil partners and the member is aware that the other person has the interest.*
- (3) *Disclosable pecuniary interests include -*
 - (a) *any employment or profession carried out for profit or gain;*
 - (b) *any financial benefit received by the member in respect of expenses incurred carrying out his or her duties as a member (except from the Council);*
 - (c) *any current contracts with the Council;*
 - (d) *any beneficial interest in land/property within the Council's area;*
 - (e) *any licence for a month or longer to occupy land in the Council's area;*
 - (f) *any tenancy where the Council is landlord and the member (or person in (2)(b) above) has a beneficial interest;*
 - (g) *a beneficial interest (above the specified level) in the shares of any body which has a place of business or land in the Council's area.*

Other Interests

- (4) *If a member has a non-disclosable pecuniary interest or a non-pecuniary interest, he or she is required to declare that interest but may remain and participate in discussion and voting.*
- (5) *A member has a non-disclosable pecuniary interest or a non-pecuniary interest where -*
 - (a) *a decision in relation to the business being considered might reasonably be regarded as affecting the well-being or financial standing of the member or a member of his or her family or a person with whom the member has a close association to a greater extent than it would affect the majority of the council tax payers, rate payers or inhabitants of the ward or electoral area for which the member has been elected or otherwise of the authority's administrative area, or*
 - (b) *it relates to or is likely to affect any of the descriptions referred to above but in respect of a member of the councillor’s family (other than specified in (2)(b) above) or a person with whom the member has a close association and that interest is not a disclosable pecuniary interest.*