

Wisbech Town Council



PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

19 June 2023 – 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 30 May 2023 (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, to include an application for the erection of a single-storey 60 place SEMH (social, emotional and mental health) school for pupils in KS3 and KS4 11 to 16 years, with associated vehicle and pedestrian access, formal sports pitches and amenity space, car and cycle parking, vehicular drop off area, landscaping, and associated ancillary works together with the provision of a footpath and associated highway works, creation of a new access to The Still for agricultural vehicles, and demolition of existing residential farmhouse and barn on land north of Barton Road, east of Gadds Lane and west of The Still, Wisbech (reference number CCC/23/048/VAR).

This application is to vary condition 9 (highways works) and condition 31 (Footpath Number 1 (The Still) Post Dilapidations Survey) and add condition 9a (footway) of CCC/21/215/FUL, by amending the approved plans and the time limit relating to the footpath along Barton Road, and the time limit and trigger for the post dilapidations survey: <http://planning.cambridgeshire.gov.uk>

6. Correspondence – Clerk to report on matters of relevance to the committee, **to include a letter of consultation from Clarke Telecom** in relation to a proposed upgrade to an existing radio

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base station at PE Logistics, Oldfield Lane, Wisbech (a copy of the correspondence has been circulated to members previously).

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.

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

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 10 July 2023; to commence at 6.30 pm.

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

Agenda issued and published (on 13 June 2023) by:

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

**Mr T Jordan, PSLCC
Clerk to Wisbech Town Council
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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/YR23/0237/F	<p>Change of use of land to form pub garden, and erect a gate (0.91 metre high max.), a timber canopy and timber planters (part retrospective) at Dukes Head and land north-west of Dukes Head, Church Terrace, Wisbech (applicant: Adam Amiras Ltd) = revised proposal; revision is amended scheme, revised drawings/heritage statement, removal of fence element.</p> <p>NOTE: When considering this planning application previously (on 17 April 2023), the committee had decided “That the application be supported”.</p>	
F/YR23/0249/LB	<p>Internal and external works to a Listed Building, including insertion of external side door, and erect a gate (0.91 metre high max.), a timber canopy and timber planters at Dukes Head and land north-west of Dukes Head, Church Terrace, Wisbech (applicant: Adam Amiras Ltd) = revised proposal; revision is amended scheme, revised drawings/heritage statement, removal of fence element.</p> <p>NOTE: When considering this planning application previously (on 17 April 2023), the committee had decided “That the application be supported, subject to the proposed works according with the professional opinion of FDC’s Conservation Officer”.</p>	
F/YR23/0432/F	<p>Alterations to widening existing access and formation of new access and hardstanding, including piping of drain, at 10 New Bridge Lane, Wisbech (applicant: Mr J Cousins).</p>	
F/YR23/0452/F	<p>Erect a two-storey side extension and a single-storey garage to existing dwelling, involving the demolition of existing side extension and car port, at 36 Cocketts Drive, Wisbech (applicants: Mr and Mrs Woods).</p>	
F/YR23/0456/F	<p>Erect part single-storey, part two-storey, part first-floor extension to side/rear of existing dwelling at</p>	

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	11 Hedgelands, Wisbech (applicant: Mr T Thorpe).	
F/YR23/0470/TRCA	Works to 1 Holly tree, 2 Bay trees and 1 Laurel within a conservation area at The Vicarage, Love Lane, Wisbech (applicant: Ely Diocesan Office)	
F/YR23/0471/TRTPO	Works to 1 Sycamore tree covered by TPO 04/2008 at The Vicarage, Love Lane, Wisbech (applicant: Ely Diocesan Office)	
F/YR23/0472/F	Erect a single-storey side extension to existing dwelling at 11 Windmill Gardens, Wisbech (applicants: Mr and Mrs S and J Dockett)	
F/YR23/0477/O	Hybrid Application: Outline application with matters committed in respect of access to erect up to 250 dwellings and Full application to erect 103 dwellings (2 x single-storey 2-bed, 15 x two-storey 1-bed, 39 x two-storey 2-bed, 35 x two-storey 3-bed, 5 x two-storey 4-bed, 6 x three-storey 4-bed and 1 x 2-bed apartment) with associated parking, landscaping and public open space, and the formation of a bund and an attenuation basin, involving the demolition of existing building, on land east of Halfpenny Lane, Wisbech (applicant: Seagate Homes)	

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.*