



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

14 OCTOBER 2024 – 6.30 pm

MINUTES OF MEETING

Present: Councillor Meekins, Chairman; Councillors Edwards, Ketteringham, Oliver, Rafique, Sagoo and Tanfield.

Apologies: None (all members were present).

Public participation: None requested.

The minutes of the meeting of the Planning and Community Infrastructure Committee held on 23 September 2024 were confirmed and signed.

P42/24 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.

P43/24 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.

P44/24 Correspondence

Members considered a letter of consultation from King's Lynn and West Norfolk Borough Council in respect of revisions to a planning application for Conversion of hotel and associated ballroom to 19 flats at Elme hall Hotel, 69 Elm High Road, Emneth (planning application reference 24/00142/RM).

Members decided that King's Lynn and West Norfolk Borough Council be informed that Wisbech Town Council continues to support this proposed development.

P45/24 Planning appeal

The Clerk reported the submission of an appeal against Fenland District Council's refusal of planning application F/YR24/0366/F (for the erection of 2 dwellings (two-storey, 3-bed) at 113 Elm Low Road, Wisbech) and he informed members of the opportunity to submit to the Planning Inspectorate a representation (in addition to the comments made to Fenland District Council, when consulted upon this planning application) in respect of this development proposal.

Members were informed by the Clerk that this application had been refused by Fenland District Council on the basis that (in summary) approval of the proposal would be contrary to: (1) Policy LP16 (d) of the Fenland Local Plan, in that it would be out of character with the existing properties on Elm Low Road, Wisbech and, hence, would have an adverse effect upon the street scene; (2)



Policy LP16 (e), in that it would have an adverse impact upon the residential amenity of the occupiers of 111 Elm Low Road, Wisbech.

Members were reminded by the Clerk that this committee had decided at minute P124/23 that this application be supported.

Members remain of the opinion that the proposal is acceptable and do not concur with the decision which had been made by Fenland District Council, as the Local Planning Authority, in respect of planning application F/YR24/0366/F. This committee acknowledges that the comments which it had made to Fenland District Council (FDC), when consulted upon this planning application, would be provided by FDC to the Planning Inspectorate as part of the appeal process.

However, members do not share the opinion of FDC that Elm Low Road is characterised by bungalows and detached houses; they are of the opinion that there is a mix of dwelling type and, consequently, the proposal covered by planning application F/YR24/0366/F would, in their opinion, neither be out of keeping with the existing development on Elm Low Road nor have an adverse impact upon the street scene and the settlement pattern of the surrounding area.

Members decided that the submission of this appeal be noted and that the Planning Inspectorate be informed of Wisbech Town Council's additional comments, as set out above.

P46/24 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.

P47/24 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.

Mention was made by certain members that a house is under construction on land in the immediate vicinity of 1 Victoria Road/2 Chapel Street, Wisbech but they do not recall this committee being consulted by the Local Planning Authority on such a proposal. They are concerned that the house may be built in the absence of planning permission.

Members decided that the Clerk would seek to ascertain from the Local Planning Authority whether the house which is currently under construction on land in the immediate vicinity of 1 Victoria Road/2 Chapel Street, Wisbech has the benefit of planning permission.

P48/24 Date of next meeting

Members noted that the next meeting of this committee is scheduled for 11 November 2024, to commence at 6.30 pm.

Meeting finished at 7.05 pm.

Signed.....

Dated.....



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PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

**APPLICATIONS FOR PLANNING PERMISSION – 14 October 2024
(Minute P46/24 refers)**

Reference	Description	Comments
F/YR24/0751/A	Display of 3 x internally-illuminated fascia signs, 6 x non-illuminated wall-mounted signs and 1 x double-sided internally-illuminated freestanding totum sign at former Topps Tiles, Cromwell Road, Wisbech (applicant: Salvation Army Trading Company Ltd)	That the application be supported
F/YR24/0753/VOC	Variation of conditions 3 (materials) and 4 (listing of approved drawings) of planning permission F/YR21/1122/FDL (Erect a side extension to existing building and erect a detached store building) – changes to the location and design of the detached store building at 7 Boleness Road, Wisbech (applicant: AP Freeman Ltd)	That the application be supported
F/YR24/0754/F	Conversion of existing dwelling to form 2 flats (2-bed), involving the formation of a rear roof extension, raising the height of roof to existing single-storey rear extension and alterations to window arrangements at 7 Love Lane, Wisbech (applicant: Fitzroy Highgate Ltd)	Object, on the basis that the proposal would constitute overdevelopment of the site
F/YR24/0769/TRCA	Works to 3 Lime trees within a conservation area at 7A Townshend Road, Wisbech (applicant: Mr Harrison)	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Arboricultural Officer
F/YR24/0798/F	Erect a two-storey building for use as teaching facility, incorporating 3 workshops, a multi-use studio and associated ancillary facilities; and creation of hard-standing and materials storage structure at Isle College, Ramnoth Road, Wisbech (applicant: College of West Anglia)	That the application be supported



F/YR24/0801/F	Erect a single-storey extension to rear of existing dwelling at 17 Woodcote Park, Wisbech (applicant: Mr Troy Boacsa)	That the application be supported
F/YR24/0807/F	Erect a shed in rear garden of existing dwelling (retrospective) at 2 Linnet Drive, Wisbech (applicant: Miss J Adams)	That the application be supported