



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

30 MAY 2023 – 6.30 pm

MINUTES OF MEETING

Present: Councillor Meekins, Chairman; Councillors Edwards, Ketteringham, Oliver and Sagoo (from 7.00 pm).

Apologies: None.

The minutes of the meeting of the Planning and Community Infrastructure Committee held on 2 May 2023 were confirmed and signed.

P1/23 Election of Chairman

On the proposal of Councillor Edwards, seconded by Councillor Oliver, it was decided that Councillor Meekins be elected as Chairman of the Planning and Community Infrastructure Committee for the municipal year 2023/24.

P2/23 Election of Vice-Chairman

On the proposal of Councillor Edwards, seconded by Councillor Oliver, it was decided that Councillor Ketteringham be elected as Vice-Chairman of the Planning and Community Infrastructure Committee for the municipal year 2023/24.

P3/23 Public Participation – planning application F/YR23/0415/F

Members received representations from residents living in the vicinity of the application site who expressed their opposition to planning application F/YR23/0415/F (for alterations to existing building, involving conversion of part of building to create 6 x two-storey dwellings (1 x 1-bed, 4 x 2-bed and 1 x 3-bed) and refurbishment of existing nightclub, including new frontage, at 22 – 23 Old Market, Wisbech).

The first resident who addressed the committee made the point that the proposed dance floor at the premises would share a wall with bedrooms at his property, which would result in a severe adverse impact upon the occupiers of those bedrooms because of noise associated with the use of the dance floor. He expressed the opinion that it would not be possible to mitigate that disturbance through the installation in the applicant's property of sound attenuation measures.

The opinion was expressed by that resident that the occupiers of other properties in the vicinity of the application site would also suffer noise and disturbance, given that those properties are listed buildings within a conservation area and, consequently have single-glazed windows; he estimates that around forty residents would be affected by the noise, anti-social behaviour and additional vehicle movements that would be generated as a result of part of the building being used as a nightclub.

In addition, the resident expressed the opinion that the proposed new frontage would be out of keeping with the character of the conservation area in which the building is located.



Another local resident mentioned that he had not been sent by the Local Planning Authority a consultation letter in respect of this planning application. He expressed the opinion that the proposed new frontage would be out of keeping with the character of the conservation area in which the building is located. The resident expressed the opinion also that the crime data which had been provided by the Constabulary is not accurate; he claimed that it does not include incidents of crime and disorder which had taken place recently.

The resident anticipates that the use of the premises as a nightclub would result in unacceptable levels of noise generation and increases in the number of incidents of anti-social behaviour and in the amount of litter deposited in Old Market.

A further local resident commented that the use of the premises as a nightclub would result in unacceptable levels of noise generation, detrimental to the amenity of nearby residents. He expressed the opinion that no amount of signage asking people to leave the premises quietly would prevent local residents from suffering disturbance to their lives.

The resident questioned whether Old Market, given the historic nature of that area, is an appropriate location for a nightclub. He expressed the opinion that nothing could be done to reduce the sound from the building to a level which would have no impact upon residential amenity.

Members decided that the comments of the residents be noted and that they be taken into account when discussing planning application F/YR23/0415/F (at minute P7/23).

P4/23 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.

P5/23 Cambridgeshire County Council

Members considered a planning application (reference number CCC/23/048/VAR) for the erection of a single-storey 60 place SEMH 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.

It was noted by members that this application is to vary condition 9 (highways works) and condition 31 (Footpath Number 1 (The Still) Post Dilapidations Survey) of CCC/21/215/FUL, by amending the approved plans relating to the footpath along Barton Road, and the time limit and trigger for the post dilapidations survey.

Members decided that planning application CCC/23/048/VAR be supported.

P6/23 Correspondence

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

Members decided that the situation be noted.



P7/23 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.

P8/23 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.

P9/23 Date of next meeting

Members noted that the next meeting of this committee is scheduled for 19 June 2023, to commence at 6.30 pm.

Meeting finished at 8.05 pm.

Signed.....

Dated.....



WISBECH TOWN COUNCIL

PLANNING AND COMMUNITY INFRASTRUCTURE COMMITTEE

**APPLICATIONS FOR PLANNING PERMISSION – 30 May 2023
(Minute P7/23 refers)**

Reference	Description	Comments
F/YR22/0844/O	Hybrid application: Outline application with matters committed in respect of access to erect up to 224 dwellings and Full application to erect 101 two-storey dwellings (7 x 1-bed, 24 x 2-bed, 45 x 3-bed and 24 x 4-bed) with associated parking, landscaping, public open space and a new access off Sandy Lane on land to the east of Stow Lane, Wisbech (applicant: Seagate Homes Limited) = revised proposal; revision is: Sandy Lane/Orchard Road improvements, house type amendments, landscape alterations, completed ecology surveys/Impact assessment, connectivity to neighbouring site of cycleway/footway on Sandy Lane.	That the application be supported, subject to the Local Highway Authority being satisfied with the proposed access arrangements.
F/YR22/1107/F	Change of use of barber's shop to hot food takeaway (Sui-generis), involving the installation of an extractor unit to rear elevation and door to side elevation, at 50 West Street, Wisbech (applicant: Mr Angel Mitev) = revised proposal; revision is: re-consultation to Wisbech Town Council due to objection reasons in Highway terms and Highway officer now confirming no objection.	Object, on the basis that the proposed use is likely to generate an increase in the number of vehicles visiting the premises, resulting in additional on-street parking and, because of the location of the premises, a consequent detrimental impact upon highway safety. Wisbech Town Council does not share the opinion of the Local Highway Authority that because the adjacent roads are already subject to extensive parking restrictions, any additional demand



		<p>for parking associated with the proposed use is unlikely to have a detrimental impact upon highway safety.</p> <p>The Town Council is aware that there is a general lack of compliance with the existing parking restrictions and is of the opinion that the additional parking requirement that would be generated by the proposed use of this premises would lead to further non-compliance.</p>
F/YR23/0271/LB	Works to a Listed Building – installation of 2 replacement windows at 39 – 40 North Brink, Wisbech (applicant: Mrs Patricia Bell).	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer.
F/YR23/0308/F	Change of use of land to gypsy and traveller residential use, including the siting of 1 mobile home, 1 touring caravan and to erect a single-storey day room, including erection of a 1.0 metre high (max.) front boundary wall with 1.8 metres high (max.) piers and 2.0 metres high (max.) gates (part-retrospective) on land south-east of The Brambles, Bevis Lane, Wisbech St Mary (applicant: Ms C Lee) = revised proposal; revision is: revised plans submitted showing amended front boundary treatment.	That the application be supported.
F/YR23/0355/F	Erect part single-storey, part two-storey rear extension and first-floor side extension to existing dwelling, involving demolition of existing conservatory, at 16 Hillburn Road, Wisbech (applicant: Mr Tim Gibbs).	That the application be supported.
F/YR23/0364/FDL	Erect and siting of fibre exchange telecommunications, including meter cabinet, transformer, generator, fibre cabin and 2.4	That the application be supported.



	metres high (max.) palisade fence, on land south-east of 31 Algores Way, Wisbech (applicant: City Fibre).	
F/YR23/0374/F	External alterations, including new cladding and trims, removal of asbestos roof and replacement with plastisol sheeting on units 3 and 4. Removal of 2 windows to front elevation, removal of 4 windows to rear elevation and alteration from flat roof to pitched roof on offices to unit 3; and reduction in roof lights from 24 to 12 on unit 4, at Units 3 and 4 Queens Business Centre, 62 Weasenham Lane, Wisbech (applicant: Tankcare Engineering Ltd).	That the application be supported.
F/YR23/0375/F	Erect a chilled storage/packing building and 4 x 10.0 metres high (max. height) lighting columns with associated parking and landscaping and the formation of an attenuation pond, involving the demolition of existing buildings, on land south-west of Del Monte UK Limited, Weasenham Lane, Wisbech (applicant: Del Monte (UK) Ltd).	That the application be supported.
F/YR23/0383/A	Display of 1 internally-illuminated fascia sign, 1 internally-illuminated hanging sign and non-illuminated letters at 22 Horsefair, Wisbech (applicant: Blanktable).	That the application be supported.
F/YR23/0384/F	Installation of cladding to shop front (retrospective) at 22 Horsefair, Wisbech (applicant: Blanktable).	That the application be supported.
F/YR23/0386/VOC	Variation of condition 19 (acoustic fence) and condition 22 (list of approved plans) of planning permission F/YR22/0354/F (Erect 16 dwellings (two-storey 3-bed) with associated garages, parking and landscaping, involving demolition of existing buildings) to change acoustic fence location and brick type at 134A Ramnoth Road, Wisbech (applicant: St Mary's Estates).	That the application be supported.
F/YR23/0387/F	Erect a first-floor side extension and convert existing garage to enable the formation of a 1-bed annexe ancillary to existing dwelling and erect a front porch, re-roofing works and the demolition of existing rear outbuilding at 196 Norwich Road, Wisbech (applicants: Mr and Mrs Lynn).	That the application be supported.



F/YR23/0389/F	Demolition of existing building (following fire damage) at site of former 5 Market Place, Wisbech (applicant: Indylby Investments Ltd and Biscuit Investments Ltd).	That the application be supported.
F/YR23/0390/LB	Demolition of existing listed building (following fire damage) at site of former 5 Market Place, Wisbech (applicant: Indylby Investments Ltd and Biscuit Investments Ltd).	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer
F/YR23/0392/TRTPO	Works to 1 Sycamore tree covered by TPO 06/1992 at 19D Clarkson Avenue, Wisbech (applicant: Mr Paul Merrell).	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Arboricultural Officer.
F/YR23/0394/F	Alterations to shop front to form new entrance (to flats) at 9 – 10 High Street, Wisbech (applicant: Whitfield Portfolio Ltd).	That the application be supported.
F/YR23/0395/LB	External works to a listed building to replace rainwater goods at Octavia View, 10A – 14 South Brink, Wisbech (applicant: The Ferry Project).	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Conservation Officer.
F/YR23/0406/TRTPO	Works to a Lime tree covered by TPO 11/1974 at 4 Marlborough Court, Wisbech (applicant: Mario Abbolle).	That the application be supported, subject to the proposed works according with the professional opinion of FDC's Arboricultural Officer.
F/YR23/0410/F	Replacement front door and arched fanlight to existing dwelling at 6 Clarkson Avenue, Wisbech (applicant: Robin Sohdi).	That the application be supported.



F/YR23/0413/A	Display of 1 non-illuminated fascia sign at 22 – 23 Old Market, Wisbech (applicant: Peter Humphrey Associates).	Object, on the basis that this proposal is linked to the one covered by planning application F/YR23/0415, which Wisbech Town Council opposes
F/YR23/0415/F	Alterations to existing building, involving conversion of part of building to create 6 x two-storey dwellings (1 x 1-bed, 4 x 2-bed and 1 x 3-bed) and refurbishment of existing nightclub, including new frontage, at 22 – 23 Old Market, Wisbech (applicant: Peter Humphrey Associates).	<p>Object, on the basis that</p> <ul style="list-style-type: none"> • the residential element of the application would constitute overdevelopment of the site • the use of part of this building as a nightclub would result in an unacceptable adverse impact upon the amenity of nearby residents, by virtue of noise generation and a likely increase in the number of incidents of anti-social behaviour in the vicinity of the premises • the proposed new frontage to the building (particularly the design and material of the windows) would be out of keeping with the character of the Conservation Area within which this building is situated.



		<p>Wisbech Town Council shares the opinion of the objectors to the application that the crime data which has been provided by the Constabulary is not accurate; councillors believe that more incidents of crime and disorder have taken place than are shown within the data. Therefore, councillors suggest that the CCTV footage which is captured routinely within that area be examined to ensure that an accurate assessment of the level of crime and disorder within that area can be made by the Local Planning Authority</p>
F/YR23/0420/F	<p>Change of use of property from dwelling (C3) to mixed use dwelling and acupuncture clinic, involving the erection of a detached cabin and the demolition of existing outbuilding and conservatory, at 2 Clarkson Avenue, Wisbech (applicant: Mrs Marianne Killick).</p>	<p>That the application be supported.</p>
F/YR23/0434/F	<p>Erect a single-storey rear extension to existing dwelling at 30 Clarkson Avenue, Wisbech (applicant: Mrs B Ibrahim).</p>	<p>That the application be supported.</p>