

PLANNING COMMITTEE



13 SEPTEMBER 2017 - 1:00PM

PRESENT: Councillor A Miscandlon(Chairman), Councillor S Clark(Vice-Chairman), Councillor S R Court, Councillor Mrs M Davis, Councillor Mrs D Laws, Councillor P Murphy, Councillor Mrs F S Newell, Councillor W Sutton, Councillor Mrs V M Bucknor(Substitute), Councillor D Hodgson(Substitute).

APOLOGIES: Councillor D W Connor and Councillor Mrs A Hay

Officers in attendance: Sheila Black (Principal Planning Officer) Louise Humphreys (Legal Officer) and Joanne Goodrum (Member Services Officer)

P25/17 PREVIOUS MINUTES

The minutes of the meeting of the 16 August, 2017 were confirmed and signed.

P26/17 F/YR17/0252/F BRICKLAYERS ARMS, 9 STATION ROAD, WHITTLESEY, PETERBOROUGH ERECTION OF 3-STOREY BLOCK OF FLATS COMPRISING OF 14 X 1-BED AND 19 X 2-BED AND REFUSE STORE INVOLVING THE DEMOLITION OF EXISTING BUILDING WITHIN A CONSERVATION AREA

The Committee had regard to its inspection of the site (as agreed in accordance with the Site Inspection Policy and Procedure (minute P19/04 refers)) during its deliberations.

- Mrs Sheila Black advised members that there was one update which was a minor change to the description of the application which was now the erection of a block of flats, maximum three storey, comprising of 14x 1 bed and 19 2 bed and refuse store involving the demolition of existing building within a conservation area.

Members made comments, asked questions and received responses as follows:

- Councillor Mrs Laws commented that as a Whittlesey Town Councillor, she has watched this application develop from the previous submitted application. Whittlesey Town Council had welcomed that application as they had recognised that there was a need for accommodation for persons over the age of 55. As it is a town centre location, Cllr Laws is slightly concerned about the shortage of 6 parking spaces as part of this application and as the proposal includes 2 bedroomed flats the properties may have 2 vehicles per property. In the area there are already parking issues due to a car sales business, the Catholic church which is also in close proximity and although she has concerns over the parking issues, the highways authority don't see it as a problem even though the area is very congested already.
- Councillor Mrs Laws asked whether the pathway in Hardy Lane had been addressed as it was a trip fall hazard as a result of the tree roots that were on the site but were no longer there. Mrs Sheila Black responded that this would be an issue for the rights of way officer at County Council as it is a public footpath.
- Councillor Mrs Laws commented that as a Whittlesey Town Councillor she applauds the application, although she has those slight reservations she does agree with the Officer's

recommendation.

- Councillor Mrs Newell mentioned that she had noted a comment from Whittlesey Town Council concerning the replacement of the trees that have been taken down. Mrs Sheila Black confirmed that a landscaping condition had been included, prior to commencement of the development of both hard and soft landscaping.

Proposed by Councillor Mrs Laws, seconded by Councillor Sutton and decided that the application be:

Approved as per the Officer's recommendation.

Councillor Mrs Laws and Councillor Miscandlon registered in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that they are both Members of Whittlesey Town Council where they sit on the Planning Committee but take no part in the decision making.

P27/17 TPO REFERENCE: 02/2017 10 CLAYGATE, WHITTLESEY

The Committee had regard to its inspection of the site (as agreed in accordance with the Site Inspection Policy and Procedure (minute P19/04 refers)) during its deliberations.

Members made comments, asked questions and received responses as follows:

- Councillor Mrs Laws asked that if Members confirm the Tree Preservation Order and if the sycamore tree is felled can we enforce replanting. The Planning Officer confirmed that yes under a TPO that is the only mechanism that can be used to be able to condition that there will be a replacement tree including its location and species of tree.
- Councillor Sutton is slightly fearful that by conditioning the TPO, if a new tree is planted in 25 years' time then the same situation may arise again. The Planning Officer confirmed that the species of trees being planted to replace the sycamore tree have been thought through by the Tree Officer who is happy with the proposed variety.

Proposed by Councillor Mrs Davis, seconded by Councillor Mrs Laws and decided that the application be:

Approved as recommended.

Councillor Mrs Laws and Councillor Miscandlon registered in accordance with Paragraph 14 of the Code of Conduct on Planning Matters, that they are both Members of Whittlesey Town Council where they sit on the Planning committee but take no part in the decision making.

13.17pm

Chairman