

PLANNING COMMITTEE DATE: 12 November 2025

Agenda No: 9

REFERENCE NO: F/YR25/0609/F

SITE ADDRESS: 222 Lynn Road, Wisbech, Cambridgeshire, PE13 3EE

PROPOSAL: Erect 8 x dwellings involving the demolition of existing buildings

UPDATE

Following the publishing of the agenda, further comments were received from Cambridgeshire County Council in respect of an amended plan showing the extension of the pedestrian footpath along the site frontage.

The comments received are as follows:

This application proposes a 5-metre-wide internal site road, serving 9 dwellings. Whilst this is of sufficient width to facilitate two-way vehicular traffic, this arrangement does not look to prioritise pedestrian movements, forcing them to share space with an internal road which serves 9 dwellings, without an internal footway. In this respect, the site is not suitable for adoption.

The applicant has provided a detail of an 11.5 metre refuse vehicle. FDC as waste authority should be content that the refuse arrangements confirm to their requirements.

This application looks to introduce a footway to the southern side of Fen Close. This is welcome to mitigate the risk to pedestrians in the existing highway as a result of this proposal. On the basis of the details included within this application, including those within Drawing 7121 PL01B Proposed Site Layout Plan, this development is acceptable to the LHA subject to conditions.

The conditions requested relate to the following:

- Construction of vehicular accesses in accordance with CCC specifications
- Submission of traffic management plan
- Construction of accesses to prevent water draining onto public highway
- Access to be constructed using bound material for first 5 metres

Whilst these comments do not alter the overall officer recommendation of refusal, the reasons for refusal are proposed to be amended as follows:

Reason 1 –

The proposal, by virtue of its design and layout, would represent an impractical and undesirable form of development through the location of the parking courtyards to serve plots 4-8. This is contrary to Policy LP16 of the Fenland Local Plan (2014), and Chapter 12 of the NPPF (2024).

Reason 4 - Removed

Recommendation: Refuse