

# PLANNING COMMITTEE

WEDNESDAY, 27 MARCH 2019 - 1.00 PM



**PRESENT:** Councillor A Miscandlon (Chairman), Councillor S Clark (Vice-Chairman), Councillor I Benney, Councillor D Connor, Councillor S Court, Councillor A Hay, Councillor Mrs D Laws, Councillor P Murphy and Councillor Mrs S Bligh,

**APOLOGIES:** Councillor Mrs M Davis and Councillor Mrs F Newell,

**OFFICERS IN ATTENDANCE:** Nick Harding (Head of Shared Planning), Izzi Hurst (Member Services & Governance Officer), David Rowen (Development Manager) and Stephen Turnbull (Legal Officer)

## **P68/18      PREVIOUS MINUTES**

The minutes of the meeting of 27 February 2019 were confirmed and signed.

## **P69/18      F/YR18/0919/F 25A HIGH STREET, CHATTERIS**

### **CHANGE OF USE FROM RETAIL (A1) TO RESTAURANT AND CAFE(A3)**

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

David Rowen presented the report to members and drew their attention to the update report which had been circulated.

Members received a presentation in support of the application, in accordance with the Public Participation Procedure, from the applicant Hayley Scarrow.

Hayley Scarrow thanked the Committee for the opportunity to speak at today's meeting. She said that the application process had been very long and this proposal is something that she is very passionate about. She explained that it was a childhood ambition of hers to start her own business. She added that her Grandparents had passed away last year and had encouraged her to pursue this ambition further and it is therefore very important for her to carry out their wishes.

Hayley Scarrow informed members that she is an active part of the community in Chatteris, has family members living in the Town and resides locally too. She explained that she has not applied to change the shops exterior in any way and is keen to retain its current frontage. She highlighted that an objection had been received against the application from a local business owner running a similar business and another local resident had actively encouraged objections via the local Chatteris Facebook page.

Hayley Scarrow highlighted some of the comments made on social media from local residents and assured members that the shop will be run solely as a Tea Room and will not be open late into the night. She hopes the venue will bring together the local community and provide enjoyment for visiting customers. She added that her vision of the Tea Room is different to the existing local business and reiterated her passion behind this venture.

She asked members to approve the application today as per officer's recommendation. She informed members that the last time she had visited March was to attend her Grandfather's funeral and said if the application was approved today, it would be a very poignant day for her.

Members asked Hayley Scarrow the following questions;

1. Councillor Connor thanked Hayley Scarrow for her presentation and asked for confirmation of the shop's proposed opening hours. Hayley Scarrow confirmed that the Tea Room would be open during the week between 8.30am to 4.30pm. Over the weekend, the shop would be open on a Saturday between 9.30am to 4.30pm and on a Sunday between 10am to 4pm.
2. Councillor Connor highlighted that these opening hours would not encourage any anti-social issues in Chatteris and said this should be of no concern to local residents.
3. Councillor Mrs Laws asked for confirmation that the shop would be run as a Tea Room and not a Fast-Food restaurant. Hayley Scarrow confirmed this and said she had based the proposed menu choices on meals that do not contain any fried foods as she is keen to eliminate bad odours in the shop.
4. Councillor Mrs Laws explained to Hayley Scarrow that the Committee do not take into account any objections submitted via Social Media and consideration is given only to objections formally submitted to the Planning department.

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

1. Councillor Mrs Laws stated that she supports the application and the premises would be a welcome addition to Chatteris. She highlighted that Hayley Scarrow is obviously very passionate about the opportunity to set up her own business.

**Proposed by Councillor Mrs Laws, seconded by Councillor Connor and decided that the application be APPROVED; as per the officer's recommendation.**

*(Councillor Benney declared that he is a member of Chatteris Town Council but takes no part in planning matters)*

*(Councillor Mrs Hay declared that she is a member of Chatteris Town Council but takes no part in planning matters)*

*(Councillor Murphy declared that he is a member of Chatteris Town Council but takes no part in planning matters)*

**P70/18**

**F/YR19/0042/F**

**LAND NORTH OF 101 AND 101A ELM LOW ROAD, WISBECH**

**ERECTION OF 3X2-STOREY DWELLINGS, COMPRISING OF 2X3 BED AND 1X2 BED**

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

David Rowen presented the report to members. He informed members that the site had been granted planning permission last year. The application being considered today differs from the previously approved application in respect of the parking layout and proposed improvements to the footprints of the dwellings and their gardens.

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

1. Councillor Mrs Bligh highlighted that different members of Wisbech Town Council may have considered this application to those that supported the previous application last year. She stated that she supported the new application as the site layout is improved.
2. Councillor Connor asked if the objection received is from a neighbouring dwelling. David Rowen highlighted the relevant property and its relationship with the application site to members.
3. Councillor Connor confirmed his support for the application as it is an improvement from the application previously granted planning permission.
4. Councillor Mrs Hay agreed that the site layout has been improved and highlighted that the objector's property will be impacted on less as a result of this amended layout.

**Proposed by Councillor Mrs Bligh, seconded by Councillor Murphy and decided that the application be APPROVED; as per the officer's recommendation.**

**P71/18**

**F/YR19/0123/O**

**LAND SOUTH OF 6 FRIDAYBRIDGE ROAD, ELM**

**ERECTION OF UP TO 6NO DWELLINGS (OUTLINE APPLICATION WITH MATTERS COMMITTED IN RESPECT OF ACCESS)**

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

David Rowen presented the report to members and drew their attention to the update report which had been circulated. He gave a summary of some past planning decisions in the locality and highlighted some key differences compared to the proposal before Committee.

Members received a presentation in support of the application, in accordance with the Public Participation Procedure, from the agent Gareth Edwards.

Gareth Edwards thanked the Committee for the opportunity to speak at today's meeting. He informed members that the applicant had hoped to attend today's meeting however she is currently undergoing surgery and therefore her husband has attended on her behalf. The application is for a maximum of six dwellings and the applicant has confirmed at a recent Parish Council meeting, that they are willing to make a financial contribution towards Elm Village Hall.

Gareth Edwards explained that the proposal is for an infill development between 6-50 Fridaybridge Road, Elm. The application proposes the retention of many of the existing trees and the planting of additional ones. He confirmed that the applicant is happy to accept the proposed Highways conditions and local residents are in support of the application too. He highlighted that the site is located approximately a five minute walk from the village shop and school. He reminded members that planning permission has been granted for a number of developments further towards the Village of Friday Bridge. He added that a number of local residents have expressed an interest in purchasing one of the plots for self-build purposes as the site is located in a desirable village location that benefits from good transport links and is located within Flood Zone 1. He asked members to support the application and grant planning permission.

Members had no questions for Gareth Edwards.

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

1. Councillor Connor asked if the proposed application differs from the planning application refused in June 2018 on the same site. David Rowen confirmed that the previous planning application was for outline planning permission too and that indicative details were very similar to the one being considered today.

2. Councillor Mrs Laws asked officers to confirm the threshold for new dwellings in Elm. David Rowen confirmed that the threshold for Elm had been exceeded but drew member's attention to points 10.12 in the Agenda Pack (page 36).
3. Councillor Mrs Laws observed the letters of support submitted with the application. Whilst the names and addresses of the individuals differ, the wording of the letters is identical.
4. Councillor Mrs Bligh explained that whilst she likes the look of the proposed development, it would remove the gap between the villages of Elm and Friday Bridge and she does not agree with this.

**Proposed by Councillor Mrs Laws, seconded by Councillor Connor and decided that the application be REFUSED; as per officer's recommendation.**

**P72/18      F/YR19/0001/TRCA  
2 CLAYGATE, WHITTLESEY**

**FELL 1NO SILVER BIRCH 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)) during its deliberations.

David Rowen presented the report to members

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

1. Councillor Connor asked if the Council's Arboricultural Officer had confirmed that the tree was healthy and not diseased. David Rowen confirmed that the tree is in good health and has a high amenity value to the area.
2. Councillor Mrs Laws agreed that the tree is a large part of the streetscene of the area and as long as the tree is cared for correctly, it will remain in good health and cause little nuisance.
3. Councillor Connor agreed and stated that it would be unreasonable for the Committee to allow a healthy tree to be removed.
4. Councillor Mrs Bligh highlighted that Silver Birch trees do have far reaching roots and asked if the applicant could 'top' the tree to reduce its current size. Councillor Mrs Laws confirmed that work to the tree would not necessarily be rejected but any works would have to be appropriate and necessary if they were to be allowed.
5. Councillor Miscandlon highlighted that the applicant can ask for professional advice on this from the Arboricultural Officer who can advise on the management of these beautiful trees.
6. David Rowen confirmed that the Arboricultural Officer has advised that the tree has scope to be pruned and encourages that it is kept in a manageable state.
7. Councillor Mrs Hay asked what work will be permitted on the tree if members confirm the Tree Preservation Order (TPO). David Rowen explained that if the TPO is confirmed, any further works to the tree will require consent from the Council. If the applicant submits an application for works, this will be assessed by the Arboricultural Officer as to whether or not the scope of works is acceptable.
8. Councillor Mrs Laws asked what action would be taken if a tree, subject to a TPO, was removed. David Rowen confirmed that there is a requirement in Law that states any tree removed with a TPO attached to it would need to be replaced with a similar mature specimen and this would need to be agreed by the Council.

**Proposed by Councillor Mrs Hay, seconded by Councillor Mrs Laws and decided that the TPO in respect of the Silver Birch tree within the grounds of 2 Claygate, Whittlesey is CONFIRMED; as per officer's recommendation.**

*(Councillor Mrs Laws declared that she is a member of Whittlesey Town Council but takes no part*

*in planning matters)*

*(Councillor Miscandlon declared that he is a member of Whittlesey Town Council but takes no part in planning matters)*

1.37 pm

Chairman