

PLANNING COMMITTEE DATE: 6 August 2025

Agenda No: 4

REFERENCE NO: F/YR22/1256/F

SITE ADDRESS : Land North East of Meadowgate Academy Access from Sandy Lane, Walsoken, Wisbech

PROPOSAL: Hybrid application: Full planning permission for the erection of 294 x dwellings with access off Sandy Lane, public open space, landscaping, and associated infrastructure. Outline application with matters committed in respect of access for a Community Hub/local centre comprising convenience store 300 sq m, other retail/services/health 200 sq m, parking/servicing, play areas/open space, 60 x bedroom care home/extra care accommodation and residential development.

UPDATE:

1. Corrections and clarifications

- 1.1 The opening sentence of Paragraph 3.5 of the report, which refers to the retention of two TPO trees is incorrect and should be disregarded. The remainder of the paragraph is correct.

2. Further representations

Cambs Fire & Rescue

- 2.1 Cambridgeshire Fire & Rescue Service has provided further comments (received 4th August and available in full on the public access file) with the recommendation for an amended condition to address the provision of Fire Hydrants, with the relevant parts as follows.

No above ground development should take place until a water scheme for the provision of fire hydrants has been submitted to and agreed with the fire authority.

No occupation of the development can occur prior to the installed fire hydrants being inspected and tested for operational use by the fire authority.

Officer Response: Conditions securing fire hydrants are currently set out at conditions 22 and 62 of the draft conditions at Appendix A of the officer report. In respect of the proposed condition; whilst agreeing a scheme for hydrants at an early stage of the development is accepted practice and would remain, it would be unreasonable to withhold occupation of units until such time that the Fire Authority inspects and 'signs off' the hydrants. This is because the LPA would have no control over the timings of any such inspection or the nature of it. Conditions that are unreasonable cannot be imposed, as they fail one of the six tests of planning conditions as set out in paragraph 57 of the NPPF.

It is however recommended that as part of an amended hydrants condition to be discharged, prior to the first occupation of any particular phase, the applicant must notify the LPA in writing that they have confirmed to the Fire Authority that the hydrants have been installed and are available for inspection. Officers are seeking delegated authority to finalise the wording of this condition and will engage further with the Fire Authority in this regard.

CCC Archaeology

- 2.2 Cambridgeshire County Council's Archaeology team has repeated their request to secure a planning condition to ensure potential assets of significance are not lost through the development. Their suggested wording is no different to those of previous comments made on this application.

Officer Response: The conditions as set out at conditions 4 and 47 of the draft conditions at Appendix A of the officer report, appropriately follow the Archaeology team's requested condition and therefore no further changes are required in this regard.

Recommendation:

Grant as per the recommendation at section 12 of the officer's report including amendments to the fire hydrants conditions 22 and 62 as set out at above.