

YAXLEY PARISH COUNCIL

Amenity Centre, Main Street, Yaxley Peterborough PE7 3LU

Tele/Fax 01733 241958

Email: clerk@yaxleypc.org.uk Website: www.yaxleypc.org

To: All Members of the Planning Committee

Sir/Madam

You are hereby summoned to attend a Meeting of the **Planning Committee** of Yaxley Parish Council to be held on **Tuesday 25th April 2023** in the Council Chamber, the Amenity Centre, 48 Main Street, Yaxley PE7 3LU, after a meeting of Community Facilities Committee, expected start time 7.45pm.

H. Taylor

Helen Taylor
Clerk to Yaxley Parish Council

18th April 2023

THE PUBLIC AND PRESS ARE ALWAYS WELCOME

AGENDA

- PL.75 **APOLOGIES FOR ABSENCE**
- PL.76 **MEMBERS DECLARATION OF INTEREST IN ITEMS ON THE AGENDA**
- PL.77 **MINUTES**
To confirm as a correct record the Minutes of the Meeting of the Planning Committee held on 11th April 2023. – attached.
- PL.78 **PUBLIC PARTICIPATION**
A maximum of 15 minutes is permitted for members of the public to address the Council.
- PL.79 **PLANNING APPLICATIONS AND CORRESPONDENCE**
To discuss those applications listed on the attached schedule and any others received after the agenda despatch – ***Members are requested to take time before the meeting to examine the applications either in the Clerk's Office or online at www.huntingdonshire.gov.uk/planning or www.peterborough.gov.uk/publicaccess***

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**Minutes of the meeting of the
Planning Committee held in the Council Chambers, the Amenity Centre,
Main Street, Yaxley on 11th April 2023 at 8.25pm**

Present: Councillor P Russell – Chairman;

Councillors R Butcher, R Doncaster and A Wood.

In attendance: H Taylor (Clerk) and two Members of the Public.

PL70. APOLOGIES FOR ABSENCE

Apologies for absence were received and accepted from Councillors E Gilchrist, S McMullon and M Oliver.

PL71. DECLARATION OF INTEREST IN ITEMS ON THE AGENDA

None

PL72. MINUTES

Councillor R Butcher proposed approval of the Minutes of the Meeting held on 28th February 2023. This was seconded by Councillor R Doncaster and unanimously **RESOLVED**.

PL73. PUBLIC PARTICIPATION

A neighbour of the Lodge on Askews Lane addressed the meeting regarding their concerns over the application to convert the existing property into 5 supported living apartments for residents with complex care needs (23/00450/FUL). These included the impact on road safety, access and the fact that the application claimed the property was connected to a main sewer when it has an old septic tank.

PL74. PLANNING APPLICATIONS CORRESPONDENCE

Application	Description	Response
23/00485/HHFUL (Huntingdonshire)	Replacement of existing garden shed and replacement of boundary fence with brick wall – 2 Orchard Walk, Yaxley	The Parish Council recommends refusal of the application due to its appearance, the wall would be the only section of wall along the footpath with all the other sections being wooden fence panels. If the applicant is concerned over security we would suggest that the shed be replaced with a brick structure with a timber fence being erected behind it.
23/00450/HHFUL (Huntingdonshire)	Proposed conversion of existing property into 5 No. supported living apartments for residents with complex care needs – the Lodge, Askews Lane, Yaxley	The Parish Council recommends refusal of this application due to concerns over highway safety and vehicle access, given that Askews Lane is a single-track road with no public footpath and poor visibility making it dangerous for anyone walking along particularly those with complex care needs. In addition, the entrance to the Lodge is just after a blind spot on the road. The application refers to the property being connected to the

		main sewer when we believe it has an old septic tank and there is no reference to any staff accommodation on the plans.
23/00489/HHFUL (Huntingdonshire)	Proposed two storey side extension – 27 Lancaster Way, Yaxley	The Parish Council recommends approval of the application as it is in keeping with the street scene.

Meeting closed at 8.55pm

Signed by the Chairman

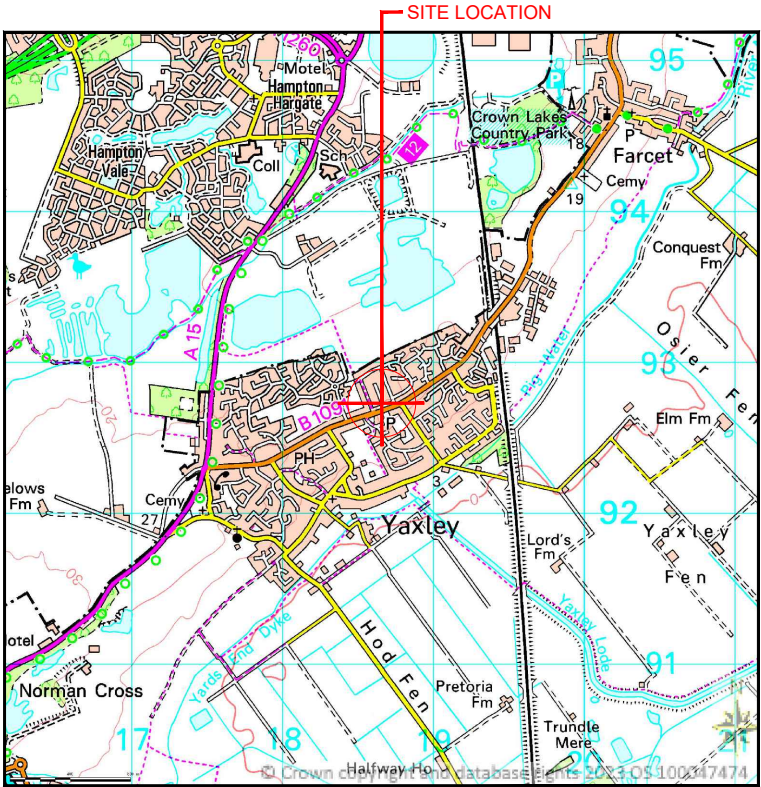
YAXLEY PARISH COUNCIL PLANNING COMMITTEE

APPLICATIONS FOR PERMISSION FOR DEVELOPMENT

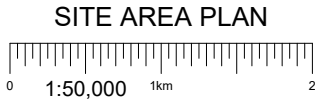
25th April 2023

(applications are available to inspect online by visiting the appropriate authority's website)

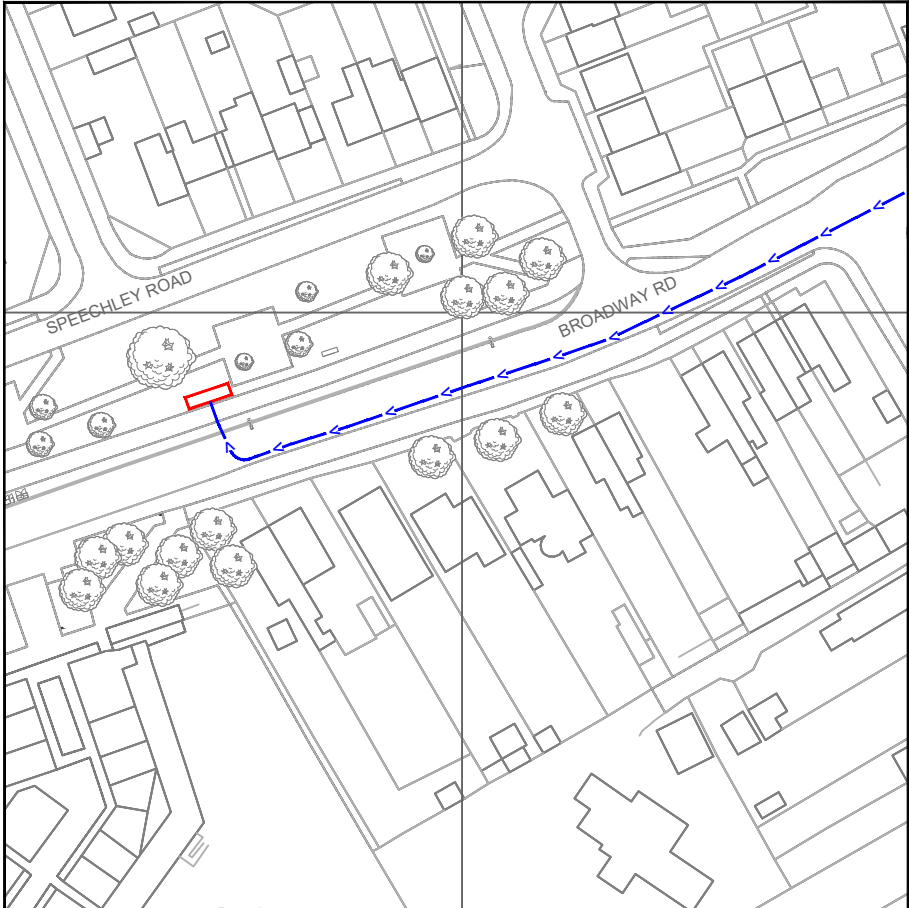
App. No	Proposal and Location	Type of Application
23/00359/FUL (Huntingdonshire)	Change of use of domestic outbuildings to short stay visitor accommodation and installation of two first floor roof windows (retrospective element): Heyes Farm Yards End Lane Norman Cross	Full
n/A	Proposed telecommunications development at Broadway – pre application consultation – EE – details attached.	Full
23/00351/REM (Peterborough)	Reserved matters application for the detailed design of the Central Pumping Station and its temporary access road, pursuant to outline planning permission 09/01368/OUT in relation to land ownership area M in line with discharge condition 29(b): Land To The North Of Norman Cross London Road Peterborough	Full
23/00494/FUL (Huntingdonshire)	Change of Use Class from B1, B2 and B8 to Use Class F1 Learning and Non-Residential Institutions : Phase 2 Eagle Business Park Broadway Yaxley: 23/00494/FUL	Full



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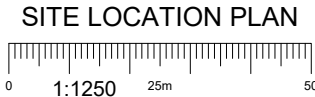


SITE PHOTOGRAPH



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GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/cbzCrrFPTwysZZLK7>

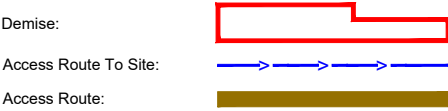
GOOGLE STREET VIEW - <https://goo.gl/maps/69cMTCRLiiUiqpdm7>

NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

DIRECTIONS TO SITE:

Follow the Postcode, site is roadside to the B1091, Broadway.
There is a footpath and a grass verge with
a metal fence along the edge of the road. most of the construction work can
be done from the footpath side and for pole land TM will be required to set
Hiab up on road.
There is a bus stop to the west of the site which may be affected by traffic
management during the build



Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	EE	EECCS	Planning	A
Date:	30/03/2023	Revision / Upgrade Description:		
Drawn:	AMG	First Issue: Planning		
Checked:	SC			
Approved:	MITIE DA			



Site Name:	YAXLEY SHOPPING CENTRE		
Site ID:	1695214		
Address:	BROADWAY ROAD, YAXLEY, PETERBOROUGH, CAMBRIDGESHIRE, PE7 3JB		
Title:	002 SITE LOCATION PLAN		
Project:	EECCS		
Purpose of Issue:	GENERAL ARRANGEMENT		
EE Cell ID:	MBNL Cell ID:	3UK Cell ID:	
95340	NA	NA	
Master Drawing No:			Issue:
1695214_NA_95340_NA_M001			A



1. GENERAL SITE VIEW



2. GENERAL SITE VIEW



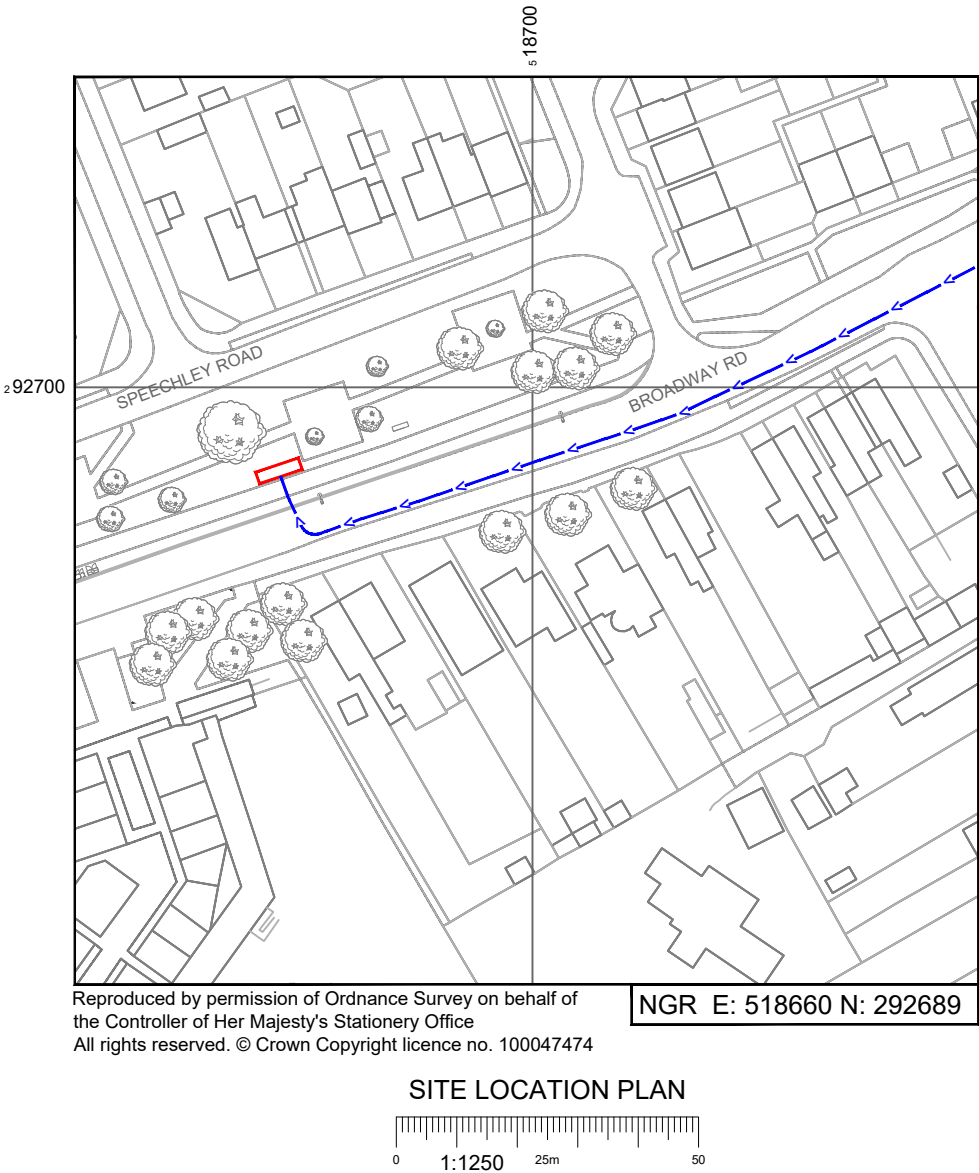
3. EXISTING CONSTRUCTION ACCESS ROUTE

NOTES:
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M001	EE	EECCS	Planning	A
Date:	30/03/2023	Revision / Upgrade Description:		
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Checked:	SC			
Approved:	MITIE DA			



Site Name:			YAXLEY SHOPPING CENTRE		
Site ID:			1695214		
Address:			BROADWAY ROAD, YAXLEY, PETERBOROUGH, CAMBRIDGESHIRE, PE7 3JB		
Title:			007 PHOTOGRAPHS		
Project:			EECCS		
Purpose of Issue:			GENERAL ARRANGEMENT		
EE Cell ID:		MBNL Cell ID:		3UK Cell ID:	
95340		NA		NA	
Master Drawing No:				Issue:	
1695214_NA_95340_NA_M001				A	



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Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	EE	EECCS	Planning	A
Date:	30/03/2023	Revision / Upgrade Description:		
Drawn:	AMG	First Issue: Planning		
Checked:	SC			
Approved:	MITIE DA			

BT

BEYOND LIMITS

mitie

Site Name:
YAXLEY SHOPPING CENTRE

Site ID:
1695214

Address:
BROADWAY ROAD,
YAXLEY,
PETERBOROUGH,
CAMBRIDGESHIRE,
PE7 3JB

Title:
009 PLANNING RED LINE AREA

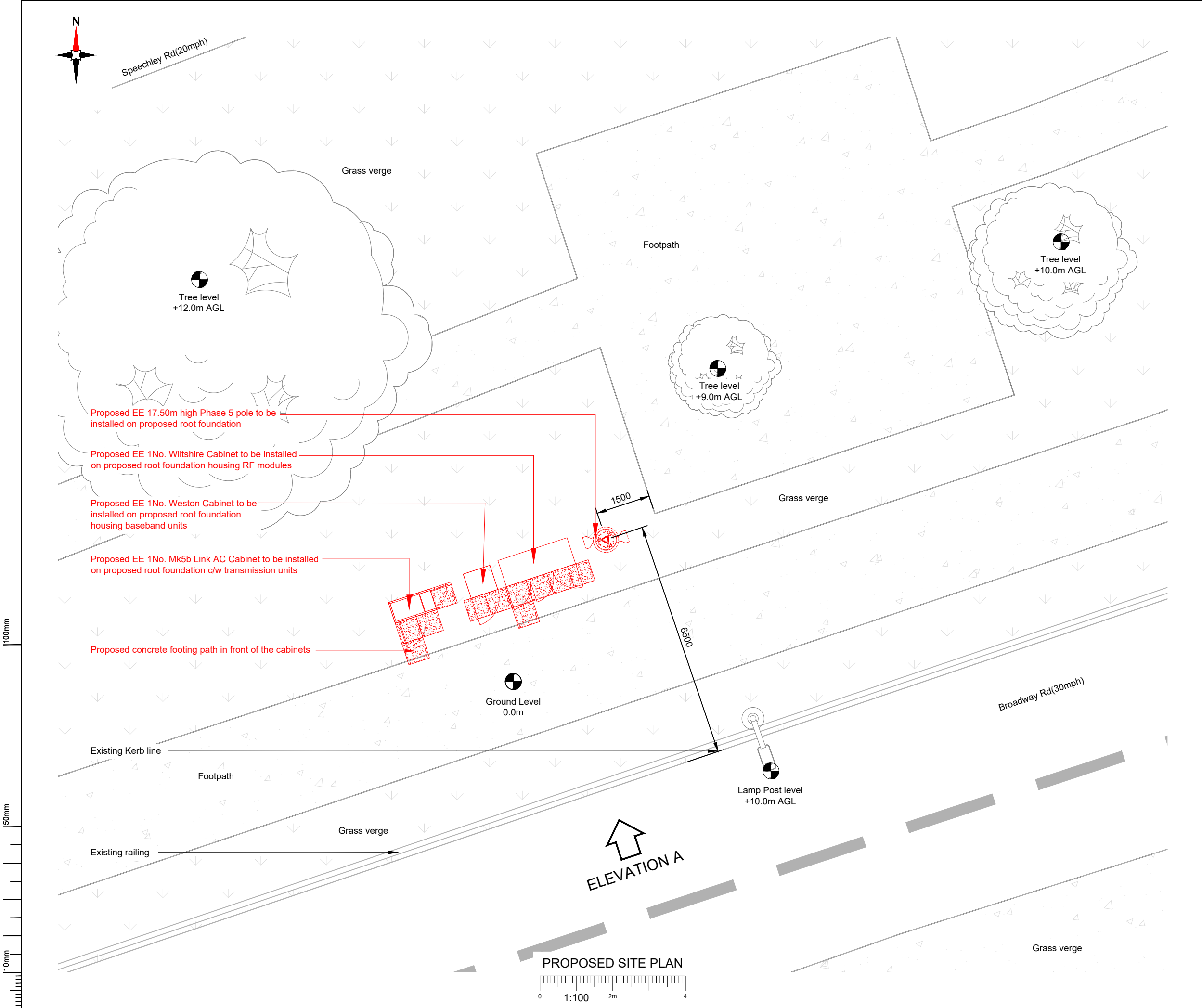
Project:
EECCS

Purpose of Issue:
GENERAL ARRANGEMENT

EE Cell ID:	MBNL Cell ID:	3UK Cell ID:
95340	NA	NA


Master Drawing No:
1695214_NA_95340_NA_M001


Issue:
A



NOTES:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master: M001	MBNL / EE / H3G: EE	Project: EECCS	Purpose of Issue: Planning	Issue: A
Date: 30/03/2023	Drawn: AMG	Revision / Upgrade Description: First Issue: Planning		
Checked: SC				
Approved: MITIE DA				

 **BEYOND LIMITS**



Site Name: YAXLEY SHOPPING CENTRE

Site ID: 1695214

Address: BROADWAY ROAD, YAXLEY, PETERBOROUGH, CAMBRIDGESHIRE, PE7 3JB

Title: 200 PROPOSED SITE PLAN

Project: EECCS

Purpose of Issue: GENERAL ARRANGEMENT

EE Cell ID: 95340	MBNL Cell ID: NA	3UK Cell ID: NA
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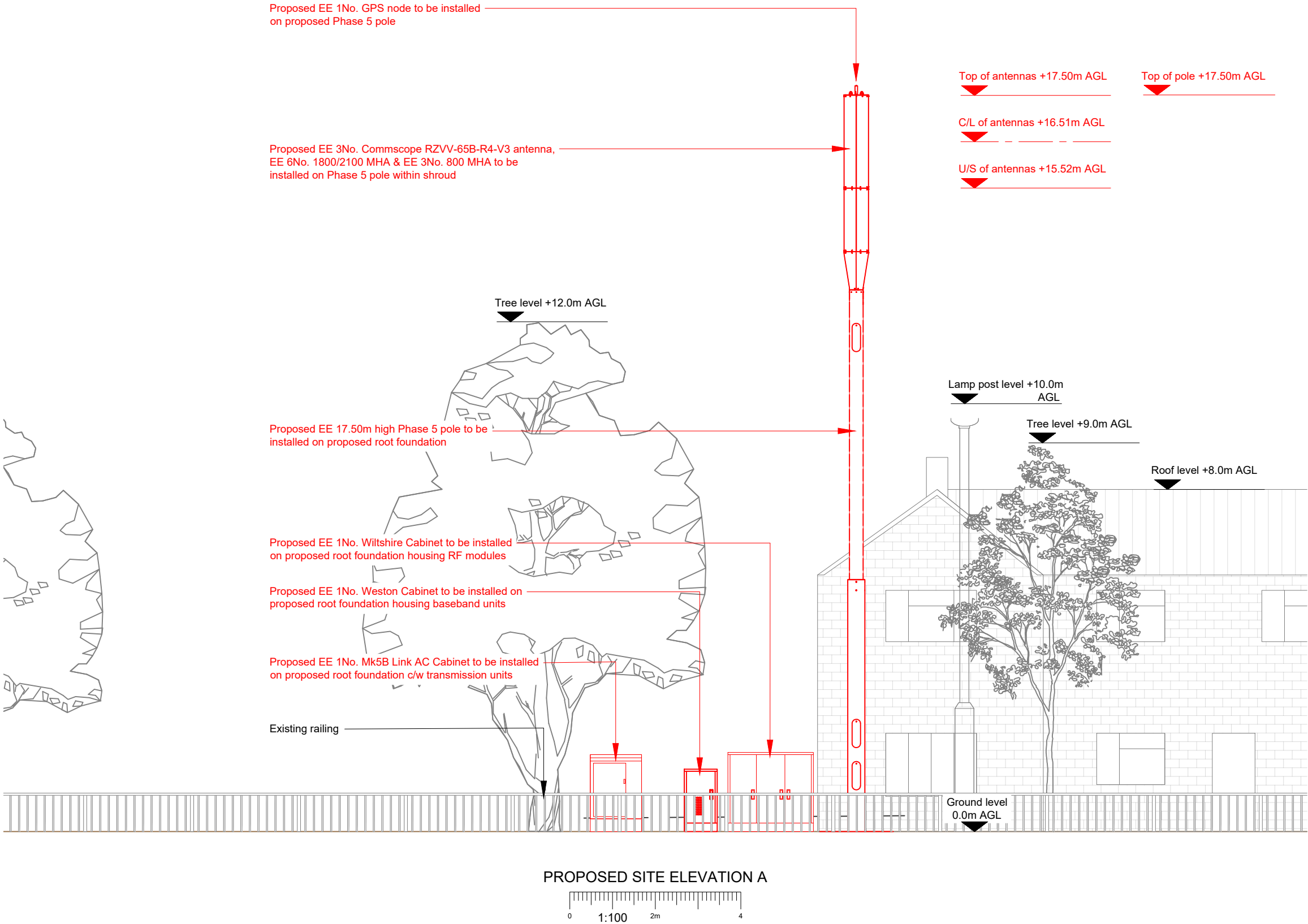
Master Drawing No: 1695214_NA_95340_NA_M001

Issue: A

100mm

50mm

10mm



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Master:	MBNL / EE / H3G:	Project:	Purpose of Issue:	Issue:
M001	EE	EECCS	Planning	A
Date:	30/03/2023	Revision / Upgrade Description:		
Drawn:	AMG	First Issue: Planning		
Checked:	SC			
Approved:	MITIE DA			



Site Name:	YAXLEY SHOPPING CENTRE		
Site ID:	1695214		
Address:	BROADWAY ROAD, YAXLEY, PETERBOROUGH, CAMBRIDGESHIRE, PE7 3JB		
Title:	250 PROPOSED SITE ELEVATION A		
Project:	EECCS		
Purpose of Issue:	GENERAL ARRANGEMENT		
EE Cell ID:	MBNL Cell ID:	3UK Cell ID:	
95340	NA	NA	
Master Drawing No:			Issue:
1695214_NA_95340_NA_M001			A



Our ref: EE95340

Chief Planning Officer,
Huntingdonshire District Council,
Pathfinder House,
St Mary's Street,
Huntingdon
PE29 3TN

Date: 12/04/2023

planning@gillan-consulting.com

Dear Sir or Madam,

Proposed telecommunications development at: Yaxley Shopping Centre, Broadway Road, Yaxley, Peterborough, Cambridgeshire PE7 3JB

We write to you as Town Planning Agents working in conjunction with Mitie and on behalf of EE Ltd who are working to provide improved connectivity in areas where coverage and capacity is poor and where numerous complaints have been received by customers unable to access the network for sustained periods. There is therefore a requirement for a base station at the above location.

The base station will take the form of a basic streetpole and associated ground-based cabinets. The pole will be 17.5m in height with the antennas enclosed in a slightly wider section at the top section of the pole. It will be located on adopted highways land adjacent on Broadway.

We look forward to receiving any comments you may wish to make on the preferred option. If in your response you could advise us of any information you consider to be useful for validating any submission, we would be most grateful. In addition, should you consider a site meeting useful then we would be happy to meet on site and discuss the proposal.

All EE apparatus is designed to meet the ICNIRP safety standards and further information about this can be provided on request. Should an application be submitted, a Certificate would accompany the application to confirm this.

We have rated this site amber using the industry traffic light rating. I intend to forward this letter and a set of plans to the Ward Councillors.

We look forward to receiving your response, please let us know if you require any further information.

Yours sincerely,

Esther Valencia

E: planning@gillan-consulting.com

T:01877 330005