

Notes of a meeting of Chatteris Town Council's Planning Working Group held at 2 Park Street, Chatteris, on Tuesday 30th April 2024.

Present: Cllrs L Ashley (Chairman), A Hay, V Joyce, K Perrin, M Siggee and S Unwin.

P41 23/24 Apologies for Absence

Cllrs J Carney and A Gowler had sent their apologies but had submitted their comments on planning applications d) to l). Cllr A Charrier also gave her apologies.

P42 23/24 Appeals, Decisions and Withdrawn Plans

The Clerk updated members on the latest planning decisions from Fenland District Council. The following had all been approved:

- Erect a detached annexe block (2-storey, 10-bed) involving demolition of existing outbuilding at Bramley House Hotel, High Street;
- Erect 2-storey side extension and porch to 114 New Road;
- Fell 1 Prunus Cerasifera Nigra tree within a conservation area at 5 South Park Street,
- Erect a dwelling at land east of 54 Queensway;
- Works to a Pear tree within a conservation area at 22 East Park Street;
- Works to 2 Yew trees and felling of 1 Beech tree within a conservation area at 10 New Road;
- Erect a detached single-storey garage and storage building at Braeburn House, 12 London Road.
- Installation of ground floor upvc sash window and new sill at 24A West Park Street.

The Clerk had been notified that the application in principle to erect up to 4 dwellings at land north east of The Grange, London Road, was to be considered by FDC's planning committee the following day and the recommendation was to refuse. The Town Council had supported the application.

The Clerk had been contacted by the technical manager for Barratt Homes who said the company had completed the purchase of the initial phase of the housing development off London Road and he wished to give his contact details as he wished to open a dialogue with the local council and provide updates and progress.

Cllr Hay said she had pointed out to the developers of the land at Fairbairn Way that Blackmill Drove belonged to Cambridgeshire County Council and a main sewer ran through the Drove.

P43 23/24 Applications & Revised Applications

a) F/YR24/0279/F - Erect 2 dwellings (2-storey, 3-bed) and formation of new access involving demolition of existing building at land west of 76 High Street, accessed via Ash Grove - *Support*

b) F/YR24/0287/TRCA- Works to 1 Yew tree within a conservation area at The Zion Building, Park Street - *Support*

c) F/YR23/0613/O - Revised application for the erection of nursing/dementia care facility (C2 use) (up to 895 sqm of floorspace) (outline application with all matters reserved) at land west of Dean Cottage, Iretons Way - *Object, home would be close to a commercial property, access not good, accessibility to local amenities very poor, no proper footpath, public transport very limited (the Planning, Design and Access Statement is inaccurate as the site is not well connected to the town or safe for pedestrians (particularly vulnerable elderly people) and is not close to bus stops and bus service is infrequent). Councillors worry that elderly people may wander on to a very fast road (60mph) which is a red, high casualty route.*

d) F/YR24/0314/F - Change of use of premises to mixed use, part residential (2-storey, 3-bed), part commercial at 4-6 Market Hill - *Support*

e) F/YR24/0315/LB - Internal and external works to a listed building to enable change of use of premises to mixed use at 4-6 Market Hill - *Support*

f) F/YR24/0316/VOC , F/YR24/0317/VOC & F/YR24/0318/VOC - Variation of condition 2 (archaeology) relating to planning permissions F/YR19/0355/F, F/YR21/1015/F & F/YR21/1017/LB, Erection of 6 single storey dwellings comprising 2 x 2-bed and 4 x 3-bed; change of use of office building to 5-bed dwelling and conversion of existing building to form 1 x dwelling (2-storey, 3-bed) at Fortrey House and Former Coach House, 22 London Road – *Support*

g) F/YR23/0697/FDL - Revised plans for erection of 152 dwellings (41 x 2-storey, 2-bed; 78 x 2-storey,3-bed; 27 x 2-storey, 4-bed and 6 x 2-storey, 5-bed) and garages, with associated parking, landscaping and the formation of 2 x attenuation basins and 2 x new accesses at land south of The Elms - *No objections to the development in principle but very concerned about access on to A142. There are already major safety issues at the existing two accesses on to the road from New Road and Wenny Road due to the speed of traffic and this access is on a bend. The A142 is acknowledged as a high casualty route. If the application is agreed request pedestrian/cycle link to the new open space being created by the approved development at Wenny Meadow and expect Section 106 payments of £2,000 per dwelling to be paid. The Council disputes the recent viability study as a local estate agent has confirmed that house prices in Chatteris have plateaued, not fallen, and the housing market is now improving. There are concerns that arrangements for surface water drainage have yet to be agreed with Anglian Water. Land levels need to be checked before the work begins to ensure*

existing properties in The Elms do not suffer more flooding issues. There are also concerns about the impact of additional traffic on St Martins Road, Birch Avenue and The Elms.

h) F/YR24/0329/F - Retention of 16 monitoring boreholes, lighting and CCTV (part-retrospective) at land north of Chatteris north of A142 and east of A141 Isle of Ely Way - *Support*

i) F/YR24/0340/O - Erect 1 x self/custom build dwelling and the formation of a new vehicular access to 130 London Road (outline application with all matters reserved) at land to the west of 130 London Road - *Support*

j) F/YR24/0336/F - The siting of a static caravan (for use as a day room) and the formation of a manege and training circle (retrospective) at 9 Doddington Road – *Defer to Full Council.*

k) F/YR24/0359/F - Formation of a manege including the installation of 10 x 5m high flood lights at land north east of Dean House, Iretons Way - *Support*

l) F/YR23/0674/F - Revised application for change of use of existing retail/dwelling to 4 x flats (2 x 1-bed and 2 x 2-bed), involving the removal of shop front and chimney, and alterations to existing door and window arrangement at 76 High Street – *Noted*

P44 23/24 Any Other Business

Cllr Joyce said the new building site in Eastwood looked like a bomb site with more and more rubbish being stored on the site. It was pointed out that the site was at the entrance to the leisure centre, the All Weather Pitch and was also an entrance to the school. It was agreed the Clerk should ask enforcement at FDC to take a look and she should ask if there were any conditions covering the site. Cllr Siggee asked if enforcement could also look at the site on the opposite side of the road where there was a large drop from the pavement which could be a danger to pedestrians.

Cllr Joyce had also received a complaint from a resident of Eden Crescent that trees in a neighbouring property were so large that they were damaging their wall. Cllr Unwin said the resident had a right to light and this should be taken up with the environmental health department at Fenland District Council.