

**Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers on Tuesday 29<sup>th</sup> August 2023.**

**Present:** Cllrs L Ashley (Chairman), A Gowler, A Hay, V Joyce, S Selman and M Siggee

**P14 23/24 Apologies for Absence**

Cllrs J Carney, A Charrier and S Unwin sent apologies for absence. Cllr Carney had submitted his comments and recommendations on the planning applications.

**P15 23/24 Appeals, Decisions and Withdrawn Plans**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 granted permission:

Change of use of commercial dwelling to dwelling and erect single-storey extension at Coach House Hub, 12 Station Road.

Variation of condition 12 of planning permission F/YR22/0773/F to erect 2 dwellings at land north of 20 St Francis Drive.

Erection of an office block and 3 production sheds at land east of Fenton Way.

Erection of a 2-storey, side extension to 33 St Pauls Drive.

Erection of single-storey, side extension to 16A Angoods Lane.

Variation of condition 6 of planning permission F/YR21/0060/F (erection of 3-bed dwelling at 27 Linden Drive) to change parking/turning area.

Erection of a single-storey dwelling at land south of The Grange, London Road, accessed from Stocking Drove.

Permission was not required for a single-storey rear extension and conversion of garage to living accommodation at 37 Southampton Place.

Planning permission was refused for 5 dwellings on land north west of 16 London Road.

**P16 23/24 Applications and Revised Applications**

a) F/YR23/0660/RM - Reserved matters application relating to detailed matters of appearance, landscaping, layout and scale (Plot 1 only) pursuant to planning permission F/YR22/1018/VOC to erect 1 x dwelling (3-storey, 7-bed) including the temporary siting of a caravan, container and welfare unit during construction at land north west of 24 Willey Terrace, Doddington Road – *Support (one abstention)*

b) F/YR23/0656/F - Erection and siting of fibre exchange telecommunications including meter cabinet, generator, fibre cabin and 2.4 high (max) palisade fence and gates at land west of Frans House, Fenton Way - *Support*

c) F/YR23/0674/F - 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 - *Support*

d) F/YR23/0678/F - Erect a single-storey side extension and a first floor rear extension and installation of cladding to existing building at 75 London Road – *Recommend Refusal, over development and detrimental impact on street scene.*

e) F/YR23/0684/VOC - Variation of condition 1 (proposed development options) of planning permission F/YR10/0804/O (Mixed use development comprising residential development of up to 1,000 dwellings, employment (B1, B2 & B8), Local Centre (A1, A2, A3, A4 & D1), Primary School, playing fields, landscaping and open space, new Highways and associated ancillary development (outline application with matters committed in respect of access) – to enable a further development option (Option 1A) at land south east of Chatteris, London Road - *Support*

f) F/YR23/0691/LB - Alterations and repairs to an external curtilage listed boundary wall at 37 New Road - *Support*

g) F/YR23/0692/TRCA - Fell 1 Purple Plum, 1 Red Robin and 1 Conifer trees (and small shrubs) within a conservation area at The Old Forge, 25 Station Street – *Recommend refusal no justification for felling of trees.*

h) F/YR23/0693/TRCA - Fell a Yew tree within a conservation area at 17 Church Lane – *Request tree officer inspects and councillors will support the tree officer's recommendation.*

i) F/YR23/0695/TRCA - Fell a Lime tree within a conservation area at 2C New Road - *Support*

j) F/YR23/0697/FDL - Erect 152 x 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. Chatteris Town Council has a shopping list for Sec 106 payments as follows:*

*A footpath from the North Cambs Training Centre along the A141 Fenland Way to link up with the existing footpath to Tesco's and the underpass.*

*A cycleway between Chatteris and Sutton.*

*An outdoor fitness trail for adults and older youths.*

*New interpretation boards throughout the town.*

*A solar-powered water feature.*

*More benches and picnic tables.*

*Hedgehog Highway Surrounds to make hedgehog runs.*

*Improvements to the sports field and changing rooms at Fairway (the Sportsman).*

k) F/YR23/0699/F - Erect 2-storey side extension and porch to existing dwelling including rendering and alterations to front windows of existing dwelling at 114 New Road - *Support*

l) F/YR23/0701/AG1 - Erection of an agricultural building at Wenny House, Iretons Way – *Support*

m) F/YR23/0709/F - Temporary siting of a static caravan for residential use, in relation to the existing stud farm at the site (retrospective) at Templedruid Farm, Stocking Drove - *Support*

n) F/YR23/0429/F - Revised application for change of use of agricultural land to residential garden and erection of 3-bed annexe ancillary to existing dwelling, construction of a swimming pool and relocation of vehicular access (as previously approved under planning permission F/YR21/1466/VOC) (part retrospective) at Wildflower Barn, Stocking Drove – *Recommend Refusal, over development, totally different to approved plans, not acceptable in open countryside.*

o) F/YR22/1296/F - Revised application for the erection of 9 dwellings (3 x 2-storey, 4-bed and 6 x 3-storey, 3-bed) and the formation of new accesses, involving the demolition of existing dwelling at 14-16 Wenny Road – *Support*

## **P17 23/24 Street Naming**

Chatteris Town Council had been asked to make a decision on the name for the new development at land east of 133 High Street (off Black Horse Lane). The developer was pushing for the development to be called Howards Way/Close/Yard/Court after his family. The FDC officer had informed the developer that it was not FDC's policy to allow street names "after commonly occurring names of local residents or prominent persons or companies". She had submitted the guidance on street naming. The Clerk also read out an email from the developer arguing for the name Howard.

Councillors were given three options:

- 1) Go against FDC policy and allow the name,
- 2) The Town Council to provide a road name (although the FDC warned this might cause a complaint and a refusal to erect signage).
- 3) Number the properties into Black Horse Lane (from 1 to 5 including 1A, 2A, etc) as currently the first number on that side of the road was 6.

Members unanimously agreed to option 3).

### **P18 23/24 FDC Planning Statement of Community Involvement & Sec 106 Email**

A new draft Statement of Community Involvement in planning matters was out for consultation and the public and members were asked to submit comments on how FDC consulted and engaged with communities on planning matters.

The Manea Parish Council Clerk had responded (and copied in other Clerks) by expressing disappointment that there was no mention of a review of Sec 106 payments for community projects. The Manea Clerk had FDC was the only district in Cambridgeshire that did not have a policy of Local Community Gain and as a result Fenland was the poor relation as parishes in neighbouring districts were swimming with money as a result of Sec 106 and CiL payments.

He said at a planning training session it had been stated Sec 106 could not operate in Fenland as this would discourage development. He claimed this was a grossly inaccurate statement and asked where else developers would go as in any other district they would be subject to Sec 106 or CiL.

The Manea Clerk called on parishes to press for payments in the District Plan review.

Members agreed that the fight for Sec 106 payments should continue.

### **P19 23/24 Proposed Temporary Footpath Closure**

Notification had been received that bridlepath 14 (linking Wenny Road with the A142 Isle of Ely Way) would be closed temporarily from the 16<sup>th</sup> October to the 20<sup>th</sup> October to allow the removal of vegetation to assist in surveying the existing ditches.

Cllr Ashley reported that the pavement in New Road was blocked by overhanging trees from the cemetery.

### **P20 23/24 Any Other Business**

The Clerk reported that she had received the slides from the FDC planning training event held in July.

