

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers on Tuesday 31st January 2023.

Present: Cllrs W Haggata (Chairman), L Ashley, A Gowler and J Smith. Cllrs F Newell joined via Zoom.

P34 22/23 Apologies for Absence

An apology for absence had been received from Cllr J Carney.

P35 22/23 Appeals, Decisions and Withdrawn Plans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:

Erection of an extension to 14 Blackmill Road;

Conversion of detached garage to form 1-bed annexe at New-Akers, 14C Clare Street;

Erection of a dwelling at land south of 59 Wood Street;

Display of signs at Metalcraft House, 1 Engineers Way;

Internal and external alterations to a listed building including erection of single-storey rear extension to 4 Station Road;

Removal of 2 chimneys and installation of roof lights to Thistle Cottage, 2 York Road;

Erection of single-storey out-building at land west of 1 King Edwards Road;

Works to trees and felling of Ash tree within a Conservation Area at The Vicarage, Church Lane;

Works to an Elder tree within a Conservation Area at Sheltered Housing Accommodation, Salem Court.

The application to erect up to 6 dwellings (with 6 accesses) at land south east of Highfield Lodge, Doddington Road, was refused permission as the development would diminish the openness and rural nature of the area (contrary to Policy LP16 of the Fenland Local Plan) and the accesses would lead to an increased risk of high speed collisions and inconvenience to highways users.

P36 22/23 Applications and Revised Applications

a) F/YR22/1417/F - Erect a dwelling (2-storey, 3-bed) at land north-west of 30 Curf Terrace - *Support*

b) F/YR22/1419/VOC - Variation of condition 3 (duration of planning permission) of appeal decision APP/DO515/A/14/2228134 relating to planning application F/YR14/0640/F (Erection of 75m high (hub height) wind turbine, substation and transformer buildings and associated works) Wind Turbine land west of Nightlayers Farm, Long Nightlayers Drove - *Support*

- c) F/YR23/0025/O - Erect 1 dwelling (outline application with all matters reserved) at land east of 54 Queensway – *Recommend Refusal. Over development, loss of amenity, not in keeping with surrounding area. (Cllr Gowler declared an interest).*
- d) F/YR23/0033/F - Erect an extension to existing building and change of use of land for light industrial use at Farm Park, Short Nightlayers Drove - *Support*
- e) F/YR22/0951/F - Revised application for change of use of land and building (former lorry parking area and commercial building) to use as garden centre with ancillary café (incorporating into the existing garden centre); extension to building (garden centre shop and café); surfacing and drainage of car park area (part retrospective) at The Green Welly Garden Centre, Doddington Road – *Support (Cllr Gowler declared an interest).*
- f) F/YR23/0051/TRCA - Works to 1 Sycamore and 1 Holly tree within a Conservation Area at 15 Park Street - *Support*
- g) F/YR23/0059/LB - Works to install 6 external security cameras to a Listed Building at 2 Park Street - *Noted*
- h) F/YR23/0063/PIP - Residential development of up to 9 dwellings (application for Permission in Principle) at land north east of play area, Wenny Road – *Recommend Refusal, contrary to Broad Concept plan, concerns about access.*
- i) F/YR23/0064/TRCA - Works to 1 Lime tree, 1 Holly tree, 1 Corkscrew Willow and 1 Norway Maple at 33 New Road - *Support*
- j) F/YR23/0068/LB - Internal works to a listed building to replace insulation in main loft at 2 Park Street – *Noted*
- k) F/YR23/0077/O - Erect up to 6 dwellings (outline application with all matters reserved) at land south of Ferry Farm, London Road and accessed off Stocking Drove – *Recommend Refusal. Contrary to Policy LP16 of the Fenland Local Plan 2014, would result in urban sprawl in a rural location, unsuitable access road, no pedestrian access (footpath).*

P37 22/23 Land at The Elms

Before the discussion on the land at The Elms began, the Clerk informed members that the land south of 55a Wood Street, which was owned by FDC and had planning permission for two houses, was to be sold at auction on the 6th February.

Councillors had a copy of the draft minutes of the full council meeting which recorded the comments made by Mr Alan Melton with regards to money paid back to FDC from Cambridgeshire Horizons, the lack of Section 106 payments and the sale of land at The Elms From FDC to Fenland Futures Investment Board.

Councillors were concerned that land in Chatteris formerly owned by the Urban District Council was being sold but Chatteris would not benefit in any way from that sale. They agreed they needed more information about the set-up of the Fenland Futures Investment Board, how any money raised would be invested and how FDC proposed to spend the £2m they had received from Cambridgeshire Horizons.

It was proposed that the Council should write to Fenland District Council and make a Freedom of Information request. The letter should read:

Chatteris Town Council is concerned that land at The Elms has been sold to Fenland Futures Investment Board for £200,000 which is well below the market value. The Town Council would therefore like answers to the following questions under the Freedom of Information Act:

- 1) What is the set-up of the Fenland Futures Investment Board?
- 2) Who are the directors and councillors on the Board?
- 3) If the land at The Elms is sold on or developed who will gain?
- 4) With the absence of Section 106 payments how will Chatteris benefit from this?
- 5) What percentage of any profits that are gained from the sale of land within Chatteris will go to Chatteris?
- 6) Does the Investment Board have a protocol on how profits will be distributed?
- 7) What other assets within Fenland does FDC plan to sell to Fenland Futures?
- 8) How will FDC distribute the money it has received from Cambridgeshire Horizons and how will Chatteris benefit from it?

The Town Council firmly believes that profits from the sales of land in Chatteris should be invested in the town and should not be spent in other parts of the district.