

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers on Tuesday 28th February 2023.

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

P38 22/23 Apologies for Absence

There were no apologies for absence.

P39 22/23 Appeals, Decisions and Withdrawn Plans

The Clerk informed members that two planning applications from Chatteris would be considered by Fenland District Council's planning committee on the 8th March. The first was for the 80 homes at The Elms. Whilst not against the development per se, Chatteris Town Council had strongly objected to access to the site coming from The Elms as the roads leading to the site were unsuitable for yet more traffic. The recommendation was to grant permission subject to the completion of Section 106 agreements.

The second application was for a bungalow on land south of The Grange, London Road. The recommendation was to refuse as the development was outside the main built-form of Chatteris, would be of detriment to the appearance of the rural area and would have insufficient private amenity space. Chatteris Town Council had supported the application.

Notification had been received that Mr John Doran had appealed against Fenland District Council's enforcement notice requiring him to cease the use of land for the stationing of residential caravans at Cadermist, Iretons Way, and to remove all caravans from the site within 6 months. The appellant had appealed saying planning permission should be granted for the caravans and the time given to comply was too short. Councillors agreed to support the enforcement action being taken by Fenland District Council as the development was harming the residential amenity of the neighbouring property, was outside the town and was an unsuitable location due to the lack of safe pedestrian access to the town.

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

Reserved matters application for the erection of an agricultural dwelling at land south of former vegetable processing plant, First Furlong Drive;

Fell a Horse Chestnut tree covered by a TPO at 28 Larham Way;

Erect a front boundary fence to existing dwelling at 80 Bridge Street;

Erect 2 dwellings at land east of 13 Clare Street;

Works to a Sycamore and a Holly tree at 15 Park Street;

Variation of condition 3 (duration of planning permission) of an appeal decision for a wind turbine and associated buildings at land west of Nightlayers Farm, Long Nightlayers Drive.

P40 22/23 Applications and Revised Applications

a) F/YR23/0114/RM - Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR19/0152/O to erect 50 x dwellings (18 x 2-bed, 26 x 3-bed and 6 x 4-bed) with associated access and parking, the formation of an attenuation pond and alterations to ground levels at land south of 8-59 Fairbairn Way – *Support but the road must be wider than the roadway through the existing development. Request Section 106 payments for the health authority, education and amenities for Chatteris.*

b) F/YR23/0120/TRCA - Remove 1 Leylandi and works to 1 Willow tree within a conservation area at 9 South Park Street - *Support*

c) F/YR23/0117/TRTPO - Works to 2 Sweet Chestnut trees covered by TPO 01/1967 at The Chestnuts, 4 Parkside - *Support*

d) F/YR23/0123/LB - Internal works to a listed building for insulation of roof and walls of store building at 2 Park Street – *Noted*

e) F/YR23/0127/F - Erect 9 dwellings (2-storey – 6 x 5-bed, 3 x 4-bed) and formation of a new access involving demolition of existing dwelling at land south west of 2 Doddington Road - *Support*

f) F/YR23/0131/TRTPO - Works to 1 Oak tree covered by TPO 1/1967 at 1 The Elms - *Support*

g) F/YR23/0155/F - Erect 31 x dwellings (6 x 2-storey, 2-bed; 6 x 2-storey, 3-bed; 9 x 2-storey, 4-bed; 8 x 3-storey, 3-bed; 2 x 3-storey, 4-bed) at land south of Caravan Site, Fenland Way – *Support but as this is a new application request substantial Section 106 payments for the health authority, education and amenities for the town. Houses on the sister estate are selling for between £223,000 and £350,000 so Section 106 payments are viable. The developers must also honour the condition to put in the missing footpath link along Fenland Way from the caravan site to the Tesco's roundabout.*

Foot Note:

Prior to the meeting Councillors met with members of the Royal British Legion and Mr Tommy Kelly, Armed Forces Covenant Officer, to witness the Mayor, Cllr Linda Ashley, and the Chairman of the Royal British Legion, Miss Anne Wells, sign the Armed Forces Covenant pledging support for the Armed Forces Community.