

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers on Tuesday 27th June 2023.

Present: Cllrs A Gowler (Vice Chairman), J Carney, A Charrier, A Hay and M Siggee.

P7 23/24 Apologies for Absence

Apologies for absence had been received from Cllrs L Ashley, A Keating and S Unwin. Cllr Ashley had submitted her comments on the planning applications.

P8 23/24 Appeals, Decisions and Withdrawn Plans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 planning permission:

Supplementary agreement for the inclusion of 4 First Homes in addition to the existing affordable housing requirement on the Womb Farm Development, Doddington Road;

Change of use of property from dwelling to mixed use dwelling and dog grooming parlour and erect single-storey extension at 78 Green Park;

Erect single-storey extension to 48 Wood Street;

Change of use of agricultural land to ancillary residential use and landscaping at land south of 8-59 Fairbairn Way;

Reserved Matters application for erection of 50 dwellings at land south of 8-59 Fairbairn Way.

P9 23/24 Applications & Revised Applications

a) F/YR23/0478/F - Erect single storey side extension to existing dwelling at 16A Angoods Lane - *Support*

b) F/YR23/0495/VOC - Variation of condition 12 (plan schedule) to enable amendments to approved planning permission F/YR22/0773/F (erect 2 x dwellings – 1 x single-storey, 3-bed and 1 x 2-storey, 4-bed) at land north of 20 St Francis Drive - *Recommend Refusal, over development of site and access issues.*

c) F/YR23/0496/CERTP - Certificate of lawfulness (proposed): Erect single-storey rear extension to existing dwelling and conversion of garage to living accommodation involving alteration to front elevation and demolition of existing conservatory at 37 Southampton Place – *Support (Cllr Gowler declared an interest)*

d) F/YR23/0501/F - Conversion of existing building to form 1 x dwelling (2-storey, 5-bed) involving the demolition of existing side extension and outbuilding within a conservation area at TP24, West Park Street – *Fully Support, best use for building*

e) F/YR23/0510/F - Erect a 2-storey side extension to existing dwelling including demolition of garage/canopy/shed at 33 St Pauls Drive – *Rec Refusal the new build will be too close to existing buildings, over development of site, will remove a parking space and where will refuse bins go?*

f) F/YR23/0517/O - Erect up to 9 dwellings (outline application with matters committed in respect of access) at land east of 13B Bridge Street – *Councillors were split on decision and it was agreed to defer decision to full council. There were concerns about the possibility of flooding, particularly the effect on existing properties. It was agreed it would be helpful to see comments from the drainage board, Middle Level and Anglian Water.*

g) F/YR23/0538/TRTPO - Fell 8 Sycamore trees and works to 1 Ash, 1 Elm and 4 Sycamore trees covered by TPO 01/1967 at The Vicarage, Church Lane – *Strongly Recommend Refusal on the plans to fell, no objections to the works. There is no evidence the trees to be felled are diseased or unhealthy and no evidence is provided that the crack in the wall is due to the trees which have been in position for many years (note date of TPOs). Indeed removal of the trees could have an even greater impact on the wall. The wall can be repaired and underpinned. The trees have significant amenity value and their removal will change the street scene and will have a detrimental impact on a Conservation Area and a Grade I listed building (the Parish Church).*

h) F/YR23/3074/COND - Details reserved by Condition 02 (gates) of planning permission F/YR21/1094/F (change of use from bank to museum and erection of 1.8m high iron gates) at 2 Park Street – *Noted*

P10 23/24 Any Other Business

Training: Notification had been received that Fenland District Council was organising an all-day planning training event for councillors on the 19th July and two spaces were available for each town and parish council. Cllr Siggee expressed an interest in the event if available.

Planning Meetings: Notification had been received of two FDC planning meetings with two plans for Chatteris to be determined. An invitation to speak at the meetings had also been received.

At the first meeting on the 28th June the application for six dwellings at land south of Ferry Farm, London Road, accessed off Stocking Drove, was recommended for refusal. The Town Council had also recommended refusal.

At the meeting on the 5th July the application to build 93 dwellings on land north of Wenny Estate was to be considered with a recommendation to grant the application. The Town Council had supported the application but had been opposed to the bio diversity solution.

Development: Cllr Gowler had responded to a member of the public concerned about a development at the rear of 16 London Road. The Town Council had already made a recommendation on the application which would now be determined by FDC.

