

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers on Tuesday 27th September 2022.

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

P20 22/23 Apologies for Absence

Cllr F Newell sent apologies for absence. All councillors had been invited to the meeting.

P21 22/23 Appeals, Decisions and Withdrawn Plans

Members were informed that two planning applications had been considered by FDC's planning committee on the 21st September, the replacement of existing shop front door with folding doors and installation of roller shutters at 15 Bridge Street and the erection of a first floor extension to 18 East Park Street. Both had been recommended for refusal but had been approved by the committee.

The Clerk also updated members on the latest planning decisions from FDC. The following had all been granted permission:

Works to a Willow tree and an Ash Tree at 105 High Street;

Works to Cherry Plum tree and Beech hedge at 105 High Street;

Display of 2 non-illuminated fascia signs at 15 Bridge Street;

Variation to conditions 4 and 7 of planning permission to erect 5 dwellings at land east of 13 Clare Street;

Erection of single-storey extension to 37B Huntingdon Road;

Replacement of external doors to Lindsells House, Lindsells Walk;

Works to a Willow tree and removal of 2 Apple trees at 19 Park Street;

Works to a Holly tree and remove an Apple tree at 7 West Park Street;

Erection of new dwelling, workshop and retention of 2 sheds at land south west of 22 Doddington Road;

Change of use of shop/dwelling to dwelling and works to a listed building at 130 High Street;

Works to a Lime tree at 1 Wood Street;

Erection of a dwelling at Cadermist, Iretons Way.

P22 22/23 Applications and Revised Applications

a) F/YR22/1018/VOC - Variation of conditions 4 (surface water drainage), 5 (temporary facilities), 10 (footpath) and 11 (list of approved drawings) relating to planning permission F/YR19/1031/O (Erect up to 3 dwellings (outline application with matters committed in respect of access) – Re-wording of conditions due to revisions in footpath, etc. at land north west of 24 Willey Terrace - *Support*

- b) F/YR22/1023/TRCA - Fell a Crab Apple tree within a conservation area at 5 Victoria Street - *Support*
- c) F/YR22/1038/F - Change of use of property from dwelling (C3) to mixed use dwelling and dog grooming parlour (sui-generis) at 78 Green Park - *Support*
- d) F/YR22/1039/F - Erect 5 dwellings (2 x 2-storey, 3-bed and 3 x 2-storey, 4-bed with detached garage) at land north west of 16 London Road – *Recommend Refusal. The Council does not object to development of the land but the development should be in keeping with existing buildings and the dwellings should be single storey. The current application is over development of the site and is not in keeping with the surrounding area.*
- e) F/YR22/1069/TRCA - Works to 1 Norway Maple tree, 1 Whitebeam tree and 1 Japanese Flowering Cherry tree within a conservation area at 2 Linden Drive - *Support*
- f) F/YR22/1071/F - Erect a first-floor rear extension and insertion of first-floor window to side elevation of existing dwelling at 5 King Edwards Road - *Support*
- g) F/YR22/0773/F - Revised application to erect 2 dwellings (1 single-storey, 3-bed and 1 2-storey, 4-bed) at land north of 20 St Francis Drive – *Recommend Refusal, over development of site and access issues* (Cllr Smith declared an interest)
- h) F/YR22/1076/F - Erect 3 dwellings (2-storey, 2-bed) at land west of 1 King Edwards Road – *Support, in keeping with the area.*
- i) F/YR22/1078/F - Erect single-storey front, single-storey rear and first-floor rear extensions to dwelling and insertion of 2 x roof windows to existing side elevation at 58 London Road – *Support*
- j) F/YR22/1080/RM - Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR19/1062/O to erect 1 x agricultural dwelling at land south of former Vegetable Processing Plant, First Furlong Drove – *Support*

P23 22/23 To Decide on Response to Draft Fenland Local Plan Consultation

Members had before them a letter from a member of the Local Plan team with background information about the policies specific to Chatteris which were included in the Local Plan. The letter invited the Council to comment on the Draft Local Plan.

The letter also asked if there were any sites which the Council wished to propose as Local Green Space. Just two sites had been put forward the Little Acre Fen Pocket Park and the land off Wenny Road. Having considered the criteria for a Local Green Space members agreed the following should also be put forward:

Recreation Grounds and play areas at Wenny Road, Furrowfields, Huntingdon Road, Larham Way, St Pauls Drive, Cricketers Way, Lancaster Way, Willey Terrace and Hunters Close.

Green areas at: Tithe, Queensway, Heronshaw, Treeway, Whitemill (including the pond area), Burnsfield estate, Eastwood, the rear of the Parish Church, Huntingdon Road (adjacent the A141), St Stephens Drive, Ash Grove, Harold Heading Close and Southampton Place, junction of Blackmill and Fairway, Slade Way, Fenview, Westbourne Road, Fairview Avenue, Lindsells Walk, New Road, Green Park, between Tesco's and the drain, Wood Farm (London Road), junction of Station Street and Station Road. The Old Railway Line Footpath and Bridleway.

Sports Venues: football ground at West Street, football ground at Peacocks Paddock (Wenny Road), football field behind the Sportsman (Fairway), Cricket Club ground (Wenny Road), Bowls Club ground (Wood Street).

School Playing Fields at Cromwell, Kingsfield and Glebelands.

Public Gardens & Cemeteries: Jubilee Gardens, Market Hill Gardens, garden at the top of Huntingdon Road. Two cemeteries (New Road).

Members also agreed to ask why the large reservoir being proposed by Anglian Water in Fenland was not shown on the Local Plan.

Members then went through the list of sites which had been proposed for development in the existing local plan, areas proposed for the new local plan and read through the justifications for including or excluding the sites from the emerging Local Plan.

They agreed comments should be made on the following:

Chatteris CP 40167 – land off Slade Way. The site had been rejected in the report but members felt it was potentially suitable for development.

Chatteris CP 40211 (LP46.01) – land south of Salisbury House, Blackmill Road. The site had been allocated in the report but members agreed it was unsuitable due to the access.

Chatteris CP 40248 – land off the A142. The site had been rejected in the report but members agreed it was potentially suitable for development.

Chatteris CP 40284 – land off Wenny Road. The site had been rejected in the report (although it was classified as uncertain suitability) but by a majority (4 to 1) members agreed that the part of the site which was the subject of a live application for 93 homes should remain as allocated land and the area identified in the planning application as green space should be identified as Local Green Space.

Chatteris CP 40326 (LP46.02) – land east of 80 The Elms. The area had been allocated in the report but members reiterated their belief that the access proposed was unsuitable.

P24 22/23 Any Other Business

There was no other business.

