

Notes of a meeting of Chatteris Town Council's Planning Working Group held on Tuesday 31st January 2017.

Present: Cllrs L Ashley (Chairman), J Smith and A Carney.

P23 16/17 Apologies for Absence

Cllrs J Carney, W Haggata and F Newell sent apologies for absence. Cllrs Carney and Haggata had, however, looked at the planning applications on line and submitted their recommendations.

P24 16/17 Appeals, Decisions and Withdrawn Plans

The Clerk updated members on the latest planning decisions from Fenland District Council. All applications had been granted with the exception of the application for a certificate of lawful for an extension to 72 Tithe Road which was refused. Councillors were concerned that permission had been granted to demolish part of the existing front boundary wall at 22 East Park Street as they maintained their belief that it was part of the old Abbey wall and felt it should be preserved.

The applications for 3 dwellings on land east of 16 Fen View and extensions to 3E Rosemary Lane had been withdrawn.

The applications for the erection of 26 dwellings on land west of 15 Fairbairn Way and for the erection of two dwellings on land north of 20 St Francis Drive had been referred to the FDC Planning Committee meeting to be held on 1st February. The Council was entitled to send a representative to speak at the meeting. The Clerk reminded members that the Town Council's recommendation on the 26 dwellings was to Raise No Objections but the Council had pointed out it was essential the road was wider than the existing estate road and there was sufficient parking provision. The recommendation also pointed out the parking problems in the existing estate and also asked for drainage issues to be considered. On the dwellings at St Francis Drive, the Town Council's recommendation was to refuse on the grounds of access and over development. The officer's recommendation on both applications was to grant subject to conditions.

P25 16/17 Applications and Revised Applications

a) F/YR16/1188/O - Erection of up to 4 dwellings (outline application with all matters reserved) on land west of 9 Doddington Road for Mr George Munns – *Support but contributions should be sought from the developer towards the installation of a 30mph speed limit in Doddington Road and either a pedestrian crossing over the by-pass or traffic lights at the Slade End roundabout to make it safer for pedestrians walking to town.*

- b) F/YR17/0007/TRCA - Fell 2 and works to 11 Poplar trees within a Conservation Area at 30 London Road for Mr R Hunsberger - *Support*
- c) F/YR17/0015/F - Upgrade junction and form passing spaces on existing access road to Barn east of Ashwood, Chatteris Road, Somersham, for Mr M Latta - *Support*
- d) F/YR17/0014/F - Erection of one 2-storey, 3-bed and one 2-storey, 4-bed dwellings with integral garages involving demolition of existing outbuildings at land east of 16 Fen View for Mrs Elena Cherenhova - *Support*
- e) F/YR17/0058/F - Variation of condition 10 to enable amendment to approved plans relating to planning permission F/YR15/0072/F (Erection of a 2-storey, 2-bed dwelling with a 1.2m (max height) front boundary wall) at land south of Walk the Dog Car Park, fronting Bridge Street for Mr J Capper - *Support*
- f) F/YR17/0050/F - Variation of condition 3 in relation to approved plans of planning permission F/YR16/0121/F (Change of use of existing warehouse to builders merchant (sui generis), etc.) to allow two-way HGV movement through the site at Unit North of 10 Dock Road for Travis Perkins (Properties) Ltd – *Support*
- g) F/YR17/0055/F - Installation of a bow window to front and erection of single-storey side extension and detached garage to existing dwelling involving partial demolition of existing garage at 7 The Orchards for Mr & Mrs Paul Guy - *Support*
- h) F/YR17/0056/F - Change of Use from retail (A1 use) to hot food takeaway (A5 use) involving the installation of extractor flue and replacement front door at 44 High Street for Mr Siva Nadrajan – *Object, premises too small for proposed use and too many takeaways in the High Street.*
- i) F/YR17/0057/A - Display of externally illuminated fascia sign at 44 High Street for Mr Siva Nadrajan – *Object, premises too small for proposed use and too many takeaways in the High Street.*
- j) F/YR17/0070/O - Erection of 2 x dwellings (Outline application with all matters reserved) at land south east of 1 Curf Terrace for Mr Kenny Shepherd – *Support*
- k) F/YR16/0555/F - Revised application (amended plans/elevations) for the erection of a 3-storey block of 6 x flats comprising 4 x 2-bed and 2 x 1-bed flats involving the demolition of existing building at 26 Bridge Street – *Support, an improvement on the original design.*

P26 16/17 Update on Block Fen Enforcement Action

The latest update included information that the Local Government Ombudsman had received a complaint about County officers' handling of the mineral applications and the S106 set up

with Hanson at Block Fen and the motocross applications submitted to County and FDC. The complaint referred to a lack of enforcement action taken by County against Hanson which the complainant claimed resulted in the land not being sold to them for motocross use as the landowner was pressurised to restore the land. Following a written submission by County the LGO saw no evidence of fault against the County Council.

The update on enforcement action recorded that officers were still working with operators to move forward the implementation of a scheme for phased improvement of the public highway (Block Fen Drove).

P27 16/17 Correspondence and Any Other Business

Notification had been received of a consultation on East Cambridgeshire District Council's Further Draft Local Plan.