

Notes of a meeting of Chatteris Town Council's Planning Working Group held on Tuesday 26th January 2016.

Present: Cllrs L Ashley (chairman), J Smith (vice chairman), J Carney, W Haggata, P Murphy, F Newell and K Patterson. (Cllrs Murphy and Newell declared interests as members of Fenland District Council's planning committee and took no part in the decision making process).

P35 15/16 Apologies for Absence

Cllrs A Hay gave her apologies as she was at another meeting representing the Council.

P36 15/16 Speakers Mr Andrew Hodgson & Mr Andy Dowding on Strategic Masterplan for Wenny Road Development

Mr Hodgson and Mr Dowding were welcomed to the meeting and began by explaining they were planning consultants working on behalf of Canon Kirk Homes. Mr Hodgson explained that the site (which was shown on a board to stretch from Wenny Road in the south to The Elms in the north and out to the A142 in the east) was included in the Fenland Adopted Plan as a strategic allocation for housing growth of about 300 homes. Mr Hodgson admitted the land, which was in four ownerships, was capable of taking more than 300 homes so it would be a low density development.

Mr Hodgson explained they working towards submitting a planning application but had to first produce a masterplan which would need to be approved by FDC following consultation with stakeholders, such as the Town Council, and the public. A lot of work had already been carried out on the site and the consultants were keen to keep the Town Council up to date on what had taken place.

The site included a number of public rights of way, watercourses and trees, including a large number of large old trees. It also included four listed buildings/structures on the western end. The site was constrained by the Wenny Road Recreation Ground, which the developers would use to their advantage, the Elms and existing roads. The consultants had been looking at connectivity and how residents would be able to navigate back into the centre of Chatteris.

Mr Hodgson said there had been a full survey of all the trees and hedgerows on the site and although some were diseased they would try and retain as many trees as possible. Scrub belts would also be retained and there would be open space buffers between the development and the A142. On the south side the development would be off set away from the historic structures. The County Council had specified an area where development would not be allowed as earthworks had to be protected. Archaeological evidence had been found of Medieval ridge and furrow on that site and this would be preserved as a green space.

The consultants were keen to retain views of the church and for some homes to overlook the recreation ground although councillors were equally keen to see the copse/wood at the recreation ground retained.

Mr Dowding said it was hoped the development might link into the Elms estate, possibly by moving the Elms existing grassed area. There was also the possibility of creating allotments.

Mr Hodgson spoke about creating footpaths to link the estate to existing developments and Cllr Haggata pointed out cycle routes were equally important.

On drainage, Mr Hodgson said attenuation basins would hold surface water. Cllr Murphy pointed out sewerage would have to be piped uphill and councillors also warned there had been delays on other developments when the developers were seeking approval and agreements with Anglian Water and the Middle Level Commissioners. They were assured experienced drainage consultants would be engaged. Councillors asked for existing ponds to be retained.

Mr Hodgson said there would need to be at least two junctions off Wenny Road to the site to allow the flow of traffic and this might lead to the removal of a few trees but they would try and limit the number removed.

Cllr Smith said there were examples of well-developed site in Chatteris and others that were horrific as the streets were too narrow and parking provision limited so cars parked on the pavements. She urged the consultants to visit one site where there was a particular problem.

Cllr Patterson was concerned that part of the ridge and furrow area on the site would be built on but acknowledged that without that area the site would be unviable.

The Town Council was asked to submit its comments on the application to planning officer Mrs Sheila Black. The consultants would then carry out a public consultation exercise.

Asked about time scales, Mr Dowding said the plan was to submit a planning application by the end of the year. The development would be phased and would have to conform with the masterplan. If Canon Kirk was to fully develop the site it would take several years but other developers might choose to develop part of the site.

Cllr Carney asked about Section 106 agreements and was told these would be agreed at the outline planning permission stage. The developers were keen to know the town's wishes.

Mr Hodgson and Mr Dowding were thanked for attending the meeting and left before members discussed the comments which should be submitted. It was agreed to **recommend** to the full council that the following comments should be submitted:

- 1) The Council welcomes the low density development and assurances that homes will have decent sized gardens.
- 2) It welcomes the positive news about retaining as many trees as possible on the site.
- 3) It welcomes the fact that an important archaeological earthworks site will be preserved along with listed features and the development will be sympathetic to the town's history.
- 4) It welcomes the news about the maintenance and retention of rights of way and the development of footpaths linking the development to other parts of the town and encourages the provision of cycleway links.
- 5) The Council would like to see existing ponds retained and, if possible, balancing ponds and drains made features of the site. Councillors are particularly keen to see the wooded area/copse in Wenny Road Recreation Ground retained.

(Cllrs Murphy and Newell did not make recommendations on comments to be submitted)

P37 15/16 Appeals, Decisions and Withdrawn Plans

Kennels: The Clerk had received further information about the application for boarding kennels at land west of 1 Tithe Farm. The application had been withdrawn and agents for the owners of the property, B.S. Pension Fund Trustee Ltd, had written to object to the application which they said contravened the terms of the tenancy between themselves and Sentry Farm, The use was not permitted, no permission had been given for the dog kennels and the landlord would be taking steps to see the removal of the existing kennels.

Motocross: One of the motocross objectors had written thanking the Council for their support in opposing the planning application which was turned down by Fenland District Council's planning committee. She reported that Hanson's had now given the motocross operators notice to quit the site.

P38 15/16 Applications & Revised Applications

a) F/YR15/1111/F - Erection of single-storey side and rear extensions to existing dwelling at 16 Eden Crescent for Mr A & Mrs K Patterson – *Raise No Objections*

b) F/YR16/0001/F - Change of use of ground floor to A1 retail from mixed use (C3 residential and A1 retail) involving the construction of an external staircase and walkway and erection of a 2.5m high (max height) fence at 28 High Street for Mr D Wild – *Raise No Objections, could some of the mouldings on the front of the building be preserved please.*

c) F/YR16/0010/F - Raising of roof to rear to form living accommodation and alteration to side window of existing dwelling at 13 Birch Avenue for Mr Nick Childs – *Noted, will not be in keeping with neighbouring buildings.*

d) F/YR16/0022/F - Change of use of existing premises to a tattoo parlour (retrospective) at 22A Market Hill for Ms P Ladds – *Raise No Objections*

e) F/YR16/0032/A - Display of 2 x externally illuminated fascia signs and 1 x wall mounted sign, 1 x double sided hanging sign, 2 x fence mounted signs all non-illuminated at 72 High Street for Midlands Co-operative – *Raise No Objections (application is retrospective)*

f) F/YR16/0040/F - Erection of a single-storey detached outbuilding and single-storey extension to rear of Post Office involving demolition of existing storage area to rear at Chatteris Post Office, 30 High Street for Mr & Mrs S Karia – *Raise No Objections*

g) F/YR16/0043/F - Erection of a 2-storey 4 bed dwelling involving demolition of existing outbuilding at land to the South of 36A New Road for Mr G Hall – *Raise No Objections*

P39 15/16 Any Other Business

There was no other business.