

Notes of a meeting of Chatteris Town Council's Planning Working Group held on Tuesday 30th October 2018.

Present: Cllrs L Ashley (Chairman), W Haggata, F Newell & J Smith.

Cllr Newell declared an interest as a member of FDC's planning committee and took no part in the discussions or the decision making process during P16.

P14 18/19 Apologies for Absence

There was an apology for absence from Cllr J Carney.

P15 18/19 Appeals, Decisions and Withdrawn Plans

Withdrawn: Members were informed that the application for 20 dwellings on land south of 116-122 New Road had been withdrawn.

Appeal: The appeal against FDC's decision not to grant permission for two canopies in the side garden of 1 The Bungalows, Westbourne Road, had been allowed insofar as it related to the lower canopy, and permission was granted for that canopy, but the appeal was dismissed insofar as it related to the taller canopy as it did not comply with the relevant policies of FDC's Local Plan or national legislation.

Decisions: The Clerk updated members on the latest planning decisions from Fenland District Council. Applications for the Tesco signs, the removal of conditions relating to the use of a site as a root washing plant and the felling of a Pine Tree and Silver Birch at 49 New Road had all been granted but the application for two dwellings on land east of Hereward Court was refused because it failed to provide satisfactory car parking, would result in a cramped form of development and would have an adverse impact on existing residents.

P16 18/19 Applications and Revised Applications

- a) F/YR18/0895/F - Erection of first-floor and single-storey rear extension to existing dwelling at 59 London Road - *Support*
- b) F/YR18/0902/A - Display of 2 x internally illuminated fascia signs at Poundstretcher, Fenland Way – *Support but only if the sign is switched off when the store stops trading as there have been many complaints from local residents about the light glaring through their windows at night.*
- c) F/YR18/0919/F - Change of Use from retail (A1) to Restaurant and Café (A3) including vent to the rear of existing building at 25A High Street - *Support*
- d) F/YR18/0931/TRTPO - Works to 4 Magnolias covered by TPO 11/1990 at 47 New Road – *Support*
- e) F/YR18/0942/TRCA - Fell 1 Cedar and works to 1 Weeping Birch, 3 Cottoneasters, 1 Cypress, 3 Apple, 1 Wild Plum and 1 Plum trees within a Conservation Area at 47 New Road - *Support*

- f) F/YR18/0950/VOC - Removal of condition 1 of planning permission F/YR18/0734/VOC (Removal of condition 2 of planning permission F/0537/76/O) to allow the building to be used for the accommodation of pigs at TP24 Limited, First Furlong Drove &
- g) F/YR18/0951/VOC - Removal of condition 1 of planning permission F/YR18/0735/VOC (Removal of condition 1 of planning permission F/0330/84/F) to allow the building to be used for the accommodation of pigs at TP24 Limited, First Furlong Drove – *Recommend Refusal, the condition should not be removed due to the odours likely to emanate from the site if it is used for the accommodation of pigs. Moderate odours are not acceptable and will not only affect existing properties but proposed developments.*

P17 18/19 To Agree Response to Minerals and Waste Local Plan Consultation

Having studied the new Joint Minerals and Waste Local Plan, both the Clerk and Cllr J Carney had agreed there was great cause for concern about its impact on Chatteris. The Clerk put together the following suggested response, based on her own suggestions and those of Cllr Carney:

“The Plan will have an enormous impact on the A142 and the residents of Chatteris who use that road on a daily basis.

There appears to be 12 sites allocated for sand and gravel extraction at Langwood Fen, Mepal, Witcham Meadlands, Block Fen, Horseley Fen and Mepal Quarry, all very close to Chatteris. Operating periods range from 3 years to 85 years and start dates from 2019 to 2030. Reserves range from 275,000 tonnes to 18,400,000 tonnes.

Of great concern is the fact that all lorry movements to these sites will use the A142 and the movements range from 458 a day at the largest site to 36-40 at the smallest. Added together this equates to over well over 1,000 lorry movements a day on the A142

Add to this the inert landfill and inert recycling plans for the restoration of mineral sites at Block Fen and Witcham Meadlands Quarry, which will also involve daily lorry movements, and the current problems which are experienced when the anaerobic digester is accepting maize deliveries and it is a recipe for disaster.

The A142, plus Byall Fen and Langwood Fen roads will all need serious upgrading to cope with the weight, let alone the volume of lorry movements.

The fact that a roundabout has been put in and a slip road is being improved simply will not counter all the problems which will be encountered by all road users.

Existing problems with the A142 have already been highlighted by a report and these will only be exacerbated. Chatteris Town Council is keen to see transport communications with Ely and Cambridge improved and if all these sites were to be worked together the results would be very much the reverse.

It is imperative that if permission is given for all the sites their development should be staggered over many years to mitigate the impact on the A142 and that all the sites should contribute towards the cost of upgrading the road.”

Councillors agreed with the comments but felt they did not go far enough. Cllr Smith pointed out nothing had been done to address the existing problems on the A142 and the proposals would pile on even more difficulties. She pointed out mud on the road was a continual problem but no enforcement action was taken and there had been fatalities on the road. Cllr Smith also pointed out the companies seeking mineral extraction rights had, in the past, failed to meet their obligations, particularly with reference to road improvements and restoration of sites.

Cllr Newell was dead against the proposed plan and said she received daily complaints about the A142.

Members agreed the reply should make it clear that the Council was firmly against the Plan unless the companies involved agreed to finance significant improvements to the A142.

They requested the Clerk send copies of the reply to Mepal and Sutton Parish Councils, the Mayor of Cambridgeshire and Peterborough and Mr Steve Barclay MP.

Any Other Business

Statement: Councillors agreed not to put forward any comments on Cambridgeshire County Council's draft Statement of Community Involvement.

Training: Arrangements were made for those Councillors attending the planning training at FDC on the 1st November.

Polling Districts and Polling Places: The Council had until the 2nd February to comment on the proposed polling districts, places and polling stations for Chatteris.

Members had no objections to the library being the polling place for the Birch ward, the masonic hall being the polling place for the Mills ward or the Emmanuel Church being the polling place for the Wenneye Ward.

The proposed polling places for the Slade Lode ward were Quaker Way residents' community room, Kingsfield Primary School and if neither was available the King Edward Community Centre. Members had no objections to Quaker Way but felt Kingsfield was not really suitable (due to parking issues and the impact on the school) and the King Edward Centre should be the main alternative.

Signs: Both Cllrs Ashley and Smith felt the photographs on the new barbers in the High Street were inappropriate in a conservation area. Do other members agree?