

**Notes of a meeting of Chatteris Town Council's Planning Working Group held on Tuesday 30<sup>th</sup> January 2018.**

**Present:** Cllrs L Ashley (Chairman), J Smith (Vice Chairman), I Benney (who joined during item P34), J Carney, W Haggata, A Hay (for item P34 only) and F Newell.

Cllr Newell declared an interest in planning and took no part in the decision making process.

**P33 17/18 Apologies for Absence:** There were no apologies for absence. The meeting was open to all councillors.

**P34 17/18 Representatives of Virgin Media on Complaints about Works**

Mr Tony McGrath, Delivery and Compliance Manager with Virgin Media, was welcomed to the meeting. He explained he was looking after the contractors who were working in the area. The Clerk had sent Virgin Media a list of complaints which had been received from residents and said she and the Mayor had since received another complaint from a resident of the High Street who was upset that work in the High Street had continued until 11pm on several occasions.

Mr McGrath admitted 11pm was excessive and said he would ask the workmen to finish work at 9.30pm.

Cllr Hay said at the top of Millfield Close rubble had been stored which had led to lorries and cars going on to the kerb and the verge and as a result there were ruts and no grass. Mr McGrath promised to look into the problem. He also gave his contact details and said he was happy to answer questions directly.

He responded to complaints received by the Council as follows:

- 1) Paving slabs outside Post Office in Park Street replaced by tarmac – *This was a temporary fix while slabs were sought. The slabs have now been replaced.*
- 2) Paving slabs outside Wenny Café cracked – *Some of the paving slabs were already broken but Mr McGrath had asked contractors to source slabs and replace broken slabs in the centre of the town. He said an inspector was in the area every day and he kept an eye on the crews and ensured problems were swiftly solved. Before Virgin left town all the works would be inspected with a Council officer to pick up any problems.*
- 3) General complaint about pavements being left in a dangerous condition – *Mr McGrath acknowledged that, due in part to the weather, the crews did make a mess but they had been asked to make an end of the day sweep and where there were particular problems a road sweeper would be sent in to tidy up.*
- 4) Shoddy work along the High Street from 114 High Street to junction with Angoods Lane – *A building site in the area could be causing part of the problem.*

- 5) Lode Way, complaints about length of time it took to complete works – *Mr McGrath promised the company worked as quickly as it could within the limits of the permit issued by the local authority. Crews had been asked to speed up in some areas. He also pointed out work had been closed down over Christmas so it had taken time to remobilise crews.*
- 6) Tithes Road – footpath near 48 Tithes Road badly repaired tarmac- *This was probably a temporary fix and would be re-addressed.*
- 7) East Park Street – replaced paving slabs uneven caused someone to fall – *The Clerk identified the location for Mr McGrath to inspect.*
- 8) High Street near Grove House and East Park Street near The Gables – trip hazards caused by uneven paving slabs – *Anyone who fell over and was injured was asked to contact Mr McGrath directly. He explained that on the barrier at each end of a site there should be a phone number for residents to make a complaint, register a claim, etc.*
- 9) General – block paving not sanded back into position so bricks start to spread; paving slabs not cemented and compacted back into position correctly; new tarmac starting to lift in places; grass verges not being re-instated in places and cables not being dug in deeply enough in some areas – *Mr McGrath said Virgin had six months to make any repairs once works were complete but they would aim to carry out the work much earlier. It was hoped all works would be complete by the middle of March. He invited councillors to join Virgin and the Highways Officer on an inspection of works if they wished. He also agreed to look at areas where block paving and slabs had been disturbed and at a site in Eastwood where it was alleged the cables were not deep enough.*

Cllr Smith said traffic lights on a large section of works in London Road had failed on a couple of occasions and she asked who should be contacted in case of such an emergency. Mr McGrath once again mentioned the contact number on barriers and said in extreme circumstances the police should be called.

Cllr Carney was particularly keen to see any problems with paving near The Gables and the bus stop in East Park Street rectified. He also praised the crews stating they had been very helpful in assisting with pedestrian access and very public-minded.

The Mayor asked if there was any flexibility on where distribution boxes were located as a neighbour had complained about the siting of one. Mr McGrath admitted it was a big task to move a box and permission to site the boxes had been sought from the Council. There was a policy not to site them next to high walls as they could be used as a method of getting over the wall.

Cllr Hay asked when Virgin Media would be available and Mr McGrath said sales teams would shortly be going out. Four areas in Chatteris were being released that week.

Mr McGrath was thanked for attending the meeting.

### **P35 17/18 Appeals, Decisions and Withdrawn Plans**

The Clerk updated members on the latest planning decisions from Fenland District Council. The application for 10 x 3-bed dwellings at land north east of 81-87 High Street had been withdrawn.

The application for two canopies to side garden of 1 The Bungalows, Westbourne Road had been refused (the application was opposed by the Town Council) as had the application for a garden centre at land south of 2A Doddington Road and the application for a Certificate of Lawful Use for the occupation of 18 Doddington Road without compliance with the workplace home requirement.

The Clerk said the architect involved with the garden centre had sent an email stating another planning application would shortly be submitted and asking to address the Town Council as the Council had opposed the previous two applications. It was agreed the architect could be invited to attend the next planning meeting.

All other applications had been approved including the extension of the fire station, the erection of 26 dwellings on land west of 15 Fairbairn Way, the reserved matters application for 58 dwellings on land west and south of 74 West Street and variations to the new development underway at 24 Bridge Street. All applications for works and felling of trees had also been granted despite the Town Council's opposition to the felling of a Yew tree at 4 Station Road.

### **P36 17/18 Applications & Revised Applications**

a) F/YR17/1229/RM - Reserved Matters application relating to detailed matters of layout, scale, appearance and landscaping pursuant to outline permission F/YR14/0676/O and relating to planning permission F/YR15/0205/F for erection of warehouse and office building for Plot 1A only at land west of Fenton Way and east of Iretons Way for Produce World Ltd - *Support*

b) F/YR17/1240/F - Erection of 5 x 3-storey, 3-bed dwellings and 1 x 2-bed flat involving demolition of existing buildings and alterations to vehicular access at 54 Bridge Street for J A Investments – *Councillors are not opposed to the development of the land but are opposed to the design of the dwellings which are out of keeping with the area. Councillors wish to see a design that is more sympathetic to the street scene, which includes cottages and is one of the oldest parts of Chatteris. It is an entrance to the town and should be an asset to the town. Councillors cited the new development at the top of Angoods Lane as an example of good architecture which is sympathetic to the street scene and helps to make the entrance to town more enticing. They suggest dormers in the roofline and some form of design to break up the mass of the front of the building would help to add character.*

c) F/YR17/1124/F – Revised application (revised drainage arrangements) for the erection of a 2-storey, 2-bed dwelling involving demolition of a brick wall within a Conservation Area at land north east of 7B Bridge Street - *Support*

d) F/YR17/1105/LB & F/YR17/1106/F - Revised application (revised front boundary treatment & materials for garage roof) for alterations to Listed Building including: erection of a single-storey rear extension, a detached double garage, re-roof and extension to pool-house and erection of 1.4m high wall and metal railings to front boundary with 2.1m brick piers involving demolition of existing side and rear extensions, rear bay window and garden walls at 14 St Martins Road - *Support*

e) F/YR18/0033/F - Erection of a part 2-storey and single storey rear extension and detached double garage/car port with office/gym above to existing dwelling involving demolition of existing single-storey and detached garage within a Conservation Area at 12 London Road - *Support*

f) F/YR18/0034/F - Erection of timber shed and greenhouse; installation of 2 chimney pots and 1 roof light to rear elevation of existing dwelling involving removal of existing shed at 4 Station Road - *Support*

g) F/YR18/0035/LB - Internal and external works to a Listed Building involving refurbishment of front bedroom (removal of plaster, alterations to ceiling and installation of rear facing roof light, insulation to walls and dormer) and installation of 2 chimney pots at 4 Station Road - *Support*

h) F/YR18/0067/TRTPO - Works to a Sycamore tree covered by CU/2/465/9 at 6 Ash Grove – *Support works but would not agree to felling.*

i) F/YR18/0078/F - Erection of 5 x 2-storey, 3-bed dwellings and 1.8 metre high fence and brick walls involving partial demolition of 13 Clare Street at land east of 13 Clare Street - *Support*

j) F/YR18/0088/F - Erection of a single-storey rear extension to existing dwelling involving demolition of conservatory at 17 Wood Street - *Support*

k) F/YR18/0092/CERTP - Certificate of Lawful Use (Proposed) for change of 2 tennis courts from grass surface to hard surface at Tennis Club, New Road – *Councillors and the Clerk have personal knowledge that tennis has been played on the grass courts for at least 70 years. There are also historical records for St Peters Tennis Club going back many years. Councillors support the plan.*

l) F/YR18/0075/VOC - Variation of condition 04 relating to planning permission F/0258/79/F (Erection of an agricultural storage building) to amend to Notwithstanding the provision of the Town and Country Planning General Development Order 1977, the premises shall be used solely for purposes covered by Use Class B8 of the Town and Country Planning (Use Classes) Order 1987 at Ronald House, Fenton Way - *Support*

**P37 17/18 Any Other Business**

Land Supply: Head of Planning Mr Nick Harding had sent out an email explaining that due to housebuilders not building homes in Fenland quickly enough FDC could no longer demonstrate that it had a 5 year land supply. This meant planning applications for new housing developments had to be decided in a different way. Government policy stated that there was a tilted balance more in favour of granting planning permission as FDC could no longer have regard to policies in the Local Plan concerned with housing numbers. The Council's policies LP3 (spatial strategy), LP4 (relating to the distribution of development) and LP12 (part A growth thresholds/community consultation elements) had to be put aside in decision making.

Mr Harding recommended that Parish and Town Councils continued to raise whatever concerns they wished in relation to the planning merits of housing development proposals and in the meantime FDC was taking steps to address the 5 year land supply situation.

Road: Cllr Newell said she had been asked about the lack of a road between the Shrubbery and Briar Close (Juniper Drive). The Mayor pointed out there was a pedestrian/cycleway cut through and a road had never been planned.

Training: Cllrs Smith and Benney said the training sessions they had attended had been informative and helpful and Cllr Smith asked if there was a chance she could attend the third and final session. The Clerk agreed to enquire.