

Notes of a meeting of Chatteris Town Council's Planning Working Group held on Tuesday 24th April 2018.

Present: Cllrs L Ashley (Chairman), J Smith (Vice Chairman), W Haggata and F Newell. Cllr Newell declared an interest as a members of FDC's planning committee and took no part in the discussions or the decision making process.

P47 17/18 Apologies for Absence

There were no apologies for absence.

P48 17/18 Appeals, Decisions and Withdrawn Plans

The Clerk updated members on the latest planning decisions from Fenland District Council. All plans, including the change of use from retail to hot food takeaway at 44 High Street and the installation of gas engines at the Nightlayer Leek Company premises, were approved except the erection of two dwellings at land west of 25 Linden Drive.

The Clerk reported the application for a two storey block of 4 x 1-bed flats at land east of Hereward Court, Railway Lane, was to be considered by FDC's planning committee the following day and the officer recommendation was to refuse (the Town Council supported the plan). The officer argued there was insufficient parking provision on the site and this would lead to increased parking pressure on Railway Lane which would be detrimental to highway safety. Three local residents had objected to the plans.

The latest application for the mixed use development at Tithe would also be considered at the meeting. The recommendation was to grant with a large number of conditions and subject to the completion of a Section 106 agreement. All the concerns raised by the Town Council had been dismissed by the planning officer. They argued the NHS had applied too late for funding from Section 106 and the development could not afford further contributions. They considered the provision of 2 real time passenger information bus stops and money towards a new bus service linking the development to the town was appropriate. They also said use of the Tithe Barn for community purposes would be a commercial proposition but the owner would be obliged to maintain it. On the Council's concerns about access to London Road from the development the officer said this would be a matter for a Traffic Regulation Order which could not be reasonably considered as part of the application.

Members were very concerned by the comments and pointed out several of the issues had been raised at earlier stages in the process in particular the impact on London Road which was already being used by an unacceptable number of HGVs.

It was agreed to make the following points to FDC ahead of the meeting:

- 1) Chatteris Town Council believes it is imperative that a Stage 1 Road Safety Audit is carried out as there has been a significant increase in traffic in the area since the last audit was carried out in 2011. The Council has from the beginning raised concerns about the

impact of the development on London Road and has always requested that construction and other traffic should access the site from the A142 and should be prevented from accessing London Road. There is already an unacceptable number of large lorries using London Road. The council can see no reason why a Traffic Regulation Order should not be considered as part of the application.

- 2) The Council believes that whole community should not have to suffer because the NHS put in a late application for a Section 106 contribution and money should be found to improve health provision.

It was agreed to copy in Chatteris' district councillors to the email.

P49 17/18 Applications and Revised Applications

a) F/YR18/0267/F - Revised application (scheme amended to incorporate wall and railings to front boundary) for the erection of a 2-storey extension and porch to rear and insertion of first floor window to side of existing dwelling involving demolition of single storey to rear and erection of 1.5m high wall/railings and gates to front boundary at 75 London Road – *Application withdrawn*. Recommendation from planning officer was to refuse due to substantial extension being at odds with traditional character of existing building and would be an incongruous feature in the streetscene.

b) F/YR18/0317/F - Change two tennis courts from grass surface to hard surface at Tennis Club, New Road, Chatteris – *Support*. Cllr Newell to enquire why club was initially given wrong advice to apply for Certificate of Lawful Use.

c) F/YR18/0033/F - Revised application for the erection of single storey rear extension, porch to side and detached double garage/car port with office/gym above to existing dwelling involving demolition of existing chimney, single-storey and detached garage within a Conservation Area at 12 London Road – *Support*

d) Certificate of Lawfulness (Proposed) for erection of a single storey rear/side extension to 4 Southampton Place - *Support*

P50 17/18 Any Other Business

The Clerk had been contacted by a member of Warboys Landfill Action Group concerned that the Council was probably unaware of a planning application to construct an incinerator at Warboys landfill site. The incinerator would burn waste wood which the member argued would release chemicals from paints and laminates on the wood which could blow towards Chatteris. In addition the plan was to use the heat from the process to evaporate the toxic leachate from the site and many other sites in Britain – an untried process.

The application which had been made to Cambridgeshire County Council read as follows:
Construction of a heat and power plant comprising biomass energy from waste (fluidised bed

combustion) facility and treatment of waste water by evaporation treatment plant and associated infrastructure comprising tank farm, combuster with 25m high chimney, process building, store building, office building, walking floor canopy, car park, fuel storage bays, fire water tank, conveyor, pipe gantry, diesel tank, control room, auxiliary plant skid, high voltage transformers at Warboys Landfill Site, Puddock Hill, Warboys.

Warboys Parish Council had already written a very lengthy letter in opposition to the plan covering many relevant policies, and Ramsey Town Council had written fully supporting Warboys Parish Council's objections. Huntingdonshire District Council had raised a number of issues but concluded there were not sufficient grounds to recommend refusal subject to a number of stringent conditions.

Members **recommended Chatteris Town Council should fully support Warboys Parish Council in their objections** and should in particular point out concerns about the impact on the A141 and pollution to the environment of Chatteris parish.