

**Notes of a meeting of Chatteris Town Council's Planning Working Group held on Tuesday 24<sup>th</sup> September 2019.**

**Present:** Cllrs W Haggata (Chairman), L Ashley, J Carney, A Gowler, F Newell, M Petrou & J Smith. (The meeting was open to all councillors due to the presence of the Womb Farm Development representatives).

**P22 19/20 Apologies for Absence:**

There were no apologies for absence.

**P23 19/20 Speakers: Mr Simon Machen & Mr Dave Miller, of Robertson Strategic Asset Management, on Womb Farm Development.**

Mr Machen and Mr Miller were welcomed to the meeting, Cllr Haggata warned that Councillors would be able to listen to the plans for the site and ask questions but they would not express support or opposition to the proposals as this would prejudice the Council's opportunity to comment on the planning application.

Mr Miller explained Robertson's built homes in Scotland but were unlikely to build the planned development. He said he had agreement from the land owners to seek planning permission and if that permission was granted Robertson's would look to sell the land with permission. The outline planning application had just been submitted to FDC.

Mr Machen explained he was a local planning consultant, who formerly worked for Peterborough City Council. The outline planning application (as shown on boards presented to Councillors) was not necessarily the definitive layout. Permission was being sought for up to 249 homes on the land which had two access points, one on to Doddington Road and the other on to Fenland Way, and included a drainage pond to collect surface water drainage.

Mr Miller said the public exhibition about the development had been important and resulted in some good suggestions and questions from the public.

Cllr Haggata asked about phasing of the development and Mr Miller said it was in effect two developments and there would be no road between the two parts just a footpath and cycleway and an access for emergency vehicles. There could well be two developers involved and two detailed planning applications if outline permission was granted.

Mr Machen confirmed there was outstanding planning permission for the site for a fairly large commercial development but this had been existence for 11 to 12 years and had not been acted upon. A detailed pre-application had been held with Highways and Mr Machen said Highways appeared to have no issues although concerns were raised by the public about the free flow of traffic along the two roads. Mr Machen suggested the housing development

would generate less traffic than the approved commercial/industrial use. He also pointed out there was land near Jack's roundabout available for commercial use.

Cllr Haggata asked about the timespan if the outline application was approved. Mr Miller said it should be deliverable within a 5 year period. He also told councillors the development included 25% affordable housing although this could change if, for example, the County Council came along with a large shopping list to be delivered under Section 106 funding.

#### **P24 19/20 Appeals, Decisions and Withdrawn Plans**

The Clerk updated Members on the latest planning decisions from Fenland District Council and Cambridgeshire County Council. The application to re-develop Cromwell Community College and build a pre-school facility for 52 children and a 210 pupil primary school had been granted. Also granted were plans for extensions to 18 Wood Street, 17 Wood Street, Willow Farm, Fenton Way and an orangery at 159 London Road; works to a Yew tree at 17A East Park Street; the erection of a wall to the rear of 45 New Road; the erection of a garage with store over at 9 Ravenscroft and the felling of a Conifer tree at 20A London Road. An application to extend 21 Willey Terrace was refused although the Town Council had supported the application. FDC decided it should be refused because of the close proximity to neighbouring boundaries which would result in unacceptable residential amenity harm due to visual dominance and overshadowing and loss of light to 22 Willey Terrace.

#### **P25 19/20 Applications & Revised Applications**

a) F/YR19/0760/O - Erect up to 3 dwellings (outline application with matters committed in respect of access) at land west of 130 London Road – *Support but request that a footpath is installed and the 50mph speed limit is reduced to 40mph as housing development has taken place along the road. Councillors also raised concerns about the safety of the Stocking Drove junction.*

b) F/YR19/0763/O - Erect 1 workplace dwelling (2-storey, 4-bed) with detached double garage and B1(a) office area (outline application with matters committed in respect of access, appearance, layout and scale) at land south west of 24 Doddington Road accessed from Albert Way - *Support*

c) F/YR19/0771/F - Erect 1 dwelling (2-storey, 3-bed) involving demolition of existing outbuilding at land east of 3 West Street - *Noted*

d) F/YR19/0782/F - Alterations to existing building to include: insertion of a new entrance door at 14 East Park Street and replacement roof for 14 and 14A East Park Street - *Support*

e) F/YR19/0783/LB - Internal and external works to a listed building including: insertion

of a new entrance door; creation of a decontamination room on first floor and general refurbishment works at 14 East Park Street and replacement roof for 14 and 14A East Park Street - *Support*

f) F/YR19/0803/F - Insert 6 windows (first floor) north elevation and 3 windows (first floor) south elevation of existing building at 8 Market Hill - *Support*

g) F/YR19/0804/VOC - Variation of condition 13 (condition listing approved plans) relating to planning permission YR16/1076/F (Change of use from bakery to 3-bed dwelling involving partial demolition of building and re-build of single-storey) at Former Bakery, east of 1 Huntingdon Road – *Support*

## **P26 19/20 Any Other Business**

Ship Pub: The Clerk had received an email from a resident of Pound Road complaining about building works at the Ship Pub. The author said she strongly objected to the extension being built and claimed it would devalue her home. She said she did not receive any correspondence in 2017 when planning permission was sought for the extension and had she done so she would have strongly objected. She had written to FDC about her concerns but was assured a letter had been sent to her address in 2017 giving her 21 days to comment on the application.

Councillors agreed the Clerk should acknowledge the email and say the Council noted her comments. The email should also state that the author was taking the correct form of action by referring the matter to FDC's 3Cs complaints procedure.

Micropub: Cllr Hays had forwarded correspondence from the couple planning to open a micropub in Market Hill. Although planning permission, licensing, police and fire approvals were all in place, the couple said they were no longer going ahead with the project because Building Control threw so many obstacles in their way that they had lost the summer and autumn trade. Councillors agreed to write to FDC and express disappointment that the building control obstacles had resulted in the loss of a potential business in the town.