

Notes of a meeting of Chatteris Town Council's Planning Working Group held on Tuesday 29th October 2019.

Present: Cllrs W Haggata (Chairman), L Ashley, J Carney, A Gowler, F Newell & J Smith. (The meeting was open to all councillors due to the planned discussions on the Local Plan).

P27 19/20 Apologies for Absence:

There were no apologies for absence.

P28 19/20 Mr Lee Bevens & Client re: application for 133 High Street

Architect Mr Bevens and his clients were welcomed to the meeting and Cllr Haggata began by explaining that the Council would listen to planning proposals and ask questions but would not make any decisions or pre-determine the proposals.

Mr Bevens explained that planning permission had been granted a couple of years ago for improvements to the listed building, 133 High Street, and for the development of three large houses at the rear of the premises. He said his client spent money on renovating the listed building which was now rented out. In the meantime the market had changed and large properties in the centre of the town were no longer needed, smaller two and three bedroom units were required.

Mr Bevens admitted Highways had always had an issue with Blackhorse Lane (the house stands on the junction of Blackhorse Lane and High Street) so the clients had commissioned a traffic survey which had shown no major incidents and traffic travelling at the correct speed. There was no evidence of accidents in the area.

Cllr Newell pointed out that a bus depot was once located in Blackhorse Lane and a playing area. Mr Bevens said it was difficult to find historic evidence of the bus depot.

Mr Bevens said his clients wish to build eight two and three bedroom dwellings on the site instead of three large properties. He said there would need to be a slightly different entrance into the estate but the road was wide enough and the client was willing to reduce the height of the houses and, if necessary, carry out further highways works (such as a footpath build out) to improve visibility at the Blackhorse Lane/High Street junction.

Mr Bevens said his clients were out of pocket having spent so much on improving the listed building and were reluctant to put in foundations for the larger units. He and his clients were thanked for attending.

P29 19/20 Appeals, Decisions & Withdrawn Plans

Complaint: The Clerk had written to the person complaining about a lack of consultation on the works being carried out at the Ship Pub and advised her to go through the Fenland 3Cs complaints process. The resident had said she had followed that route and now planned to go to the planning ombudsman.

Appeal: Notification had been received that an appeal had been made to the Secretary of State against Fenland District Council's refusal to grant permission for a 2-storey rear extension, a single-storey garage to side and the insertion of a roof light to side roof slope of existing dwelling at 21 Willey Terrace.

Planning Committee: The Clerk had been notified that the plans for a dwelling on land north of 20 St Francis Drive and three dwellings on land west of 130 London Road would be considered by FDC's planning committee on the 6th November. The Town Council had supported both plans and the FDC planning officer's recommendations were that the first plan should be approved but the application for three dwelling should be refused as it did not fulfil a rural use need, it was not a sustainable location and the access arrangements were unacceptable.

Withdrawn: Notification had been received that the planning application for a soil treatment hub on land at Colne Fen Quarry, Chatteris Road, Somersham, had been withdrawn.

Decisions: The following applications had been approved by FDC: the revised plans for the supported living units in Huntingdon Road; the erection of a garage and conversion of existing garage to a 1-bed annexe at Orchard House, Honeysome Road; works to a Horse Chestnut at 42 Wood Street and the erection of a dwelling on land east of 3 West Street. Prior approval had been refused for plans to convert industrial units at How Fen, New Road, into six dwellings and plans to erect a detached annexe at land south west of Willow Farm, Fenton Way, had also been refused.

Plans for works to a listed building to convert it from offices to a 2-storey, 5-bed dwelling and to build six single storey dwellings at 22 London Road had been approved but the plans to refurbish and extend the former Coach House on the site had been refused as planners felt it would result in the loss of heritage assets and would impact detrimentally on the existing occupiers of 24 London Road.

P30 19/20 Applications & Revised Applications

a) F/YR19/0834/O - Erect up to 249 dwellings (outline application with matters committed in respect of access) with associated site infrastructure including the creation of a new vehicular accesses, internal roads, landscaping, open space (including a new play area), drainage and a new off-site section of footway along the A141 Fenland Way at Land at Womb Farm, Doddington Road – *The issue of free flowing traffic and access on to the A141 needs to be resolved before the Town Council will support the application. Traffic lights at Slade End roundabout are a necessity and the proposed footway from Doddington Road to the Jack's site along Fenland Way should also be a cycleway.*

- b) F/YR19/0836/CERTLU - Certificate of Lawfulness of existing use and development: Use of building as Estate/Lettings Agency (A2 use) at 6 West Park Street – *Council has already confirmed that building has been used as an estate agents/letting agency for over 10 years.*
- c) F/YR19/0845/F - Erect 3 8.0 metre high lighting columns and installation of 8 new LED floodlights (Courts 3 & 4) and conversion of 8 existing lights to LED floodlights at Tennis Club, New Road - *Support*
- d) F/YR19/0851/TRCA - Works to 1 Ash tree within a Conservation Area at 9 Ravenscroft - *Support*
- e) F/YR19/0856/TRCA - Fell 1 Leyland Cypress within a Conservation Area at 30 London Road - *Support*
- f) F/YR19/0852/F - Erection of a 2.475 metre high rear boundary wall to existing dwelling (retrospective) at 60 London Road – *Recommend Refusal due to the height of the wall and concerns this will set a precedent.*
- g) F/YR19/0860/FDC - Erect a dwelling (outline application with all matters reserved) at land north of 7 Glebe Close – *Recommend Refusal, will result in the loss of a long established car parking area.*
- h) F/YR19/0866/RM - Reserved matters application relating to detailed matters of access, appearance, landscaping, layout and scale (Plots 11 & 12 only) pursuant to outline permission (F/YR17/0134/O) to erect 2 x 2-storey 4-bed dwellings with 2-storey detached double garage with workplace over at land south of 18 Doddington Road – *Support*
- i) F/YR19/0869/F - Erection of a 2-storey side extension to existing dwelling involving demolition of existing side extension at 55 Tithes Road – *Support*
- j) F/YR19/0763/O - Revised application (revised siting, reduction in height of dwelling and garage, enlargement of garage, incorporation of on-site turning and clarification of roof colour) for erection of 1 x workplace dwelling (2-storey, 4-bed) with detached double garage and B1 (a) office area at land south west of 24 Doddington Road - *Support*
- k) F/YR19/0878/F - Alterations to existing dwelling including: Erect a first floor side extension, a single-storey rear extension and the formation of a pitched roof to porch at 34 Eastwood - *Support*
- l) F/YR19/0747/F - Revised application (dwelling relocated 2m forward, turning area incorporated and reduction in height of front boundary treatment) for erection of 1 dwelling (2-storey, 4-bed) with detached double garage with B1(a) workspace above, 1.6m High railings/gate with brick piers to front boundary and siting of temporary mobile home and storage container at lane north east of 4 George Way - *Support*

m) & n) F/YR19/0907/F & F/YR18/0908/LB - External works to a listed building involving the replacement of the front door at 8 Market Hill - *Support*

o) F/YR19/0916/TRTPO - Works to 1 Maple tree covered by TPO 04/2001 at 5 Belmont Gardens - *Support*

P31 19/20 Plan to Remove Public Payphones

Notification had been received of BT's plans to remove the public payphones in Ash Grove and Park Street due to the decline in use. The Clerk read out the criteria for payphone retention which were not relevant to Chatteris and said the Council could adopt the phone box at a cost of £1. Cllr Smith queried if the box could be used to house a defibrillator. Members agreed the matter should be discussed by the full council.

P32 19/20 Proposed Street Name for former Travis Perkins Site

The name Fortrey Court had been suggested for the planned development on the former Travis Perkins site at 22 London Road. Cllr Hay had expressed opposition to the name but all members present supported the suggestion as the old house on the site had always been known as Fortrey House.

P33 19/20 Fenland Local Plan

Due to the volume of work and the late hour it was agreed that a separate meeting should be held to discuss the Council's responses to the Fenland Local Plan Consultation. It was agreed to organise a special meeting on Monday 11th November.

P34 19/20 Any Other Business

There was no other business and the meeting closed.