

**Notes of a meeting of Chatteris Town Council's Planning Working Group held on Tuesday 25<sup>th</sup> February 2020.**

**Present:** Cllrs W Haggata (Chairman), L Ashley, I Benney, A Gowler, F Newell, M Petrou and J Smith.

**P51 19/20 Apologies for Absence**

Cllr Carney sent apologies for absence but had submitted his comments on applications a) to e) and given a broad view on agenda item 54.

Cllr Benney declared an interest as a member of FDC's planning committee and did not comment on or vote on the planning applications.

**P52 19/20 Appeals, Decisions & Withdrawn Plans**

The Clerk updated members on the latest planning decisions from Fenland District Council. The following applications had all been granted planning permission: erect an agricultural dwelling at land south of former vegetable processing plant, First Furlong Drove; erect a dwelling at land south of 26 Wenny Road; erect an extension to 14A Railway Lane; removal of ATM and infill of brickwork at 2 Park Street.

**P53 19/20 Applications and Revised Applications**

a) F/YR20/0092/VOC - Variation of condition 11 (Offsite Highways Works) to amend timing of commencement of works, relating to planning permission F/YR15/0205/F (Variation of conditions 6 and 7 of planning permission F/YR14/0676/O (erection of processing and packaging facilities (B2) and flexible floorspace B2/B8) at land west of Fenton Way and east of Iretons Way - *Support*

b) F/YR20/0112/CERTP - Certificate of lawfulness (proposed) for siting of a mobile home for use as annexe to Amberlea, Langwood Hill Drove - *Support*

c) F/YR20/0116/CERTP - Certificate of lawfulness (proposed) to erect a single-storey rear extension to existing dwelling at 3 Treeway - *Support*

d) F/YR20/0119/F - Erect single-storey, 3-bed dwelling at land south west of 92 High Street – *Support*

e) F/YR20/0120/O - Erect a dwelling (outline application with matters committed in respect of access) at land west of Gaultree Lodge, London Road – *Recommend Refusal, outside the development area and footpath along that part of London Road no longer exists.*

f) F/YR20/0124/F - Change of use from retail to flexible floorspace for either Class A1 (Retail) or Class B8 (Storage or Distribution) including minor external alterations at Unit West Of Jacks, Fenland Way – *Fully Support*

g) F/YR20/0139/F - Erect 1 dwelling (2-storey, 5-bed), a workshop B1 (a) and 2 sheds (part-retrospective) at land south west of 22 Doddington Road – *Support*

h) F/YR20/0138/F - Replacement of existing shop front (retrospective) at Chatteris Off Licence, 1 Wenny Road – *Support (Cllr Gowler declared an interest)*

**P54 19/20 Completion of Comment Forms on Suggested Developments Sites in Chatteris**

Members were invited to have their say on future development sites in Chatteris which had either been suggested to FDC during the call for sites exercise as part of the Local Plan consultation or were sites already allocated in the 2014 Local Plan.

Members were asked to complete a form which asked them if they supported the site and why. They also had to rank the site, relative to other sites in the parish.

Members agreed that their preference was for larger developments, particularly those with a developer identified, to be given priority as they would provide benefits for the town.

They agreed to make the following recommendations:

Site ID	Site name	Support	Ranking
40009	300 dwellings, East Chatteris	Yes	10
40010	850 dwellings, South Chatteris	Yes	10
40011	100 dwellings, North Chatteris	Yes	9
40013	18 dwellings, Huntingdon Road	Yes	Already built
40054	5 dwellings, 26 Bridge Street	Yes	Already built
40057	26 dwellings, west of 15 Fairbairn Way	Yes	10
40072	58 dwellings, west & south 74 West St	Yes	10
40167	9 dwellings, land off Slade Way	Yes	5
40210	10 dwellings, 19 Blackmill Road	Yes	4
40211	320 dwellings, south of Blackmill Rd	Yes	8
40248	65 dwellings, north of Newlands Rd	Yes	10
40284	334 dwellings, land off Wenny Rd	Yes	10
40288	20 dwellings, west of Fenland Way	No	0
40317	8 dwellings, adjoining Huntingdon Rd	No	0
40325	5 dwellings, rear of 2-8 Gibside	No	0
40326	158 dwellings, east of 80 The Elms	Yes	10
40327	B2 general industrial, South Fens Park	Yes	10
40367	250 dwellings, Womb Farm, Doddington Rd	Yes	10
40388	B2 general industrial, Suttons, 16 Albert Way	Yes	10

40403	B1b research/dev, Eclipse, Medcalfe Way	Yes	10
40408	B2, west of Fenton Way, east of Iretons Way	Yes	10
40409	B1a office, south west of Doddington Rd	Yes	10
40416	B1 & B8, Womb Farm, Doddington Rd	Yes	10
40114	45 dwellings, Ferry Farm, London Rd	No	0

The decisions would be ratified at the full council meeting on the 3<sup>rd</sup> March and it was agreed the Clerk should alert all Council members to the recommendations and ask them to bring any comments to the meeting.

## **P55 19/20 Any Other Business**

South Fens Enterprise Park: The proposals to expand the South Fens Enterprise Park had gone before Fenland District Council's Cabinet to seek approval for the Council to accept a funding award of almost £1million from the Combined Authority's Local Growth Fund and to commit to match funding for the project of no more than £1.15m. Cllr Benney confirmed approval had been given and members were delighted the next phase of the Enterprise Park would be going ahead.

Neighbourhood Plan: Cllr Benney asked members to consider the idea of producing a Neighbourhood Plan for Chatteris. He explained that if the Plan came into effect before FDC's Local Plan Chatteris would have more control and influence over how the town should develop. There would be a cost to producing such a plan and a considerable amount of work was involved. In addition a consultant would need to be employed to ensure the plan went through all its stages and was adopted. March already had a Neighbourhood Plan and Whittlesey was working towards one. Cllr Benney said he was willing to take on the task but he would require help.

The Clerk explained why the Council had chosen to fund a Community Plan rather than a Neighbourhood Plan in the past.

Members discussed the idea pointing out it would require asking once again for the public's views and there was a concern that a small minority of residents might manipulate the process and would not necessarily represent the views of all residents. Cllr Benney pointed out not producing a plan would mean the town would have to trust what FDC decided to deliver. Other councillors felt it would be helpful to engage with the public and take on the challenge.

It was agreed to put the idea to the full council and for Cllr Benney and the Clerk to research the work involved.