

**Notes of a meeting of Chatteris Town Council's Planning Working Group held virtually via Zoom on Tuesday 29<sup>th</sup> September 2020.**

**Present:** Cllrs W Haggata (Chairman), L Ashley, I Benney, and J Smith.

Cllr Benney declared an interest and took no part in the discussions on applications or the decision making process

**P17 20/21 Apologies for Absence**

Apologies for absence had been received from Cllrs F Newell, A Gowler and J Carney. Cllr Carney had submitted his recommendations on planning applications a) to m) which were read out and noted.

**P18 20/21 Speaker: Mr Tony Welland, of the Design Partnership**

Mr Welland was welcomed to the meeting and Cllr Haggata began by explaining that any comments or questions made by councillors should not be seen as a pre-determination of any planning applications or other matters discussed.

Mr Welland had originally contacted the Clerk regarding his company's application to build at the rear of 100 – 102 High Street which had been recommended for refusal by the Town Council on access issues. Mr Welland explained he had undertaken discussions with the planning officer who was anxious to refuse it. He would therefore either be submitting an altered plan or appealing the decision.

Mr Welland said the Design Partnership's development company had submitted three further applications and he was happy to answer any queries about those applications. The first was for 16 Park Street which was in the Conservation Area. The plan was to demolish an old workshop and the rear portion of the dwelling which was a long range of buildings which had been extended and altered but not looked after. The buildings were to be demolished in order to provide amenity space for the main building, which required refurbishment, and a parking area for the house. The refurbishment included restoring the original frontage and putting in sash windows. Mr Welland said the company was following advice received at a pre-app meeting.

The plan was also to build three properties at the rear of the site with access from 25 Victoria Street. These would be a 3-bedroom property on the frontage in Victoria Street and two two-bed properties behind, hopefully replicating some of the designs in the street. Since submitting the application Highways had requested a wider access and better visibility splays and these had been accommodated.

Cllr Haggata suggested parking for the site could be an issue (a query raised by Cllr Carney) and asked if an archaeological dig was required as the site fell within the grounds of the old

Abbey. Mr Welland said if required an archaeological dig would be carried out and he said there was parking provision on the site for 4 parking spaces for residents and 2 visitor parking spaces. He suggested FDC had allowed applications with less parking provision further away from the town centre so it was hoped the parking would be acceptable.

Cllr Smith said there was an interesting window in the lean-to of 16 Park Street and she asked if it could either be incorporated into the new plans or donated to the museum. Mr Welland was happy with both suggestions.

Mr Welland said the final plan was for the former rope-makers building in Railway Lane. When the company acquired the site over 15 years ago there was planning permission for four dwellings on the site but their plan was to refurbish the existing building and convert it into three one bedroom dwellings and build on a flat (with a balcony) over a bank of garages. The area would have a garden, turning area and a wall for privacy and to shield the residents from the bins belonging to some High Street businesses. The wall at the front of the site would be reduced in height. He pointed out this would tidy up the area and said he hoped to call the development Ropemakers Cottages. Councillors were pleased to note the rope-making building was not being demolished.

Mr Welland was thanked for attending and left the meeting.

## **P19 20/21 Appeals, Decisions and Withdrawn Plans**

Appeal: Notification had been received that an appeal by Mr Crout against Fenland District Council's decision to refuse to give prior approval to change the use of Unit 1, How Fen, New Road, from light industrial to a dwelling house, had been dismissed. The Town Council recommended refusal of the plan.

County Council: Notification had been received that the application which would allow the continued use of land at Colne Fen Quarry for a further 5 years (to 2024) before a conservation habitat was created, was to be considered by the County Council's Planning Committee on the 1<sup>st</sup> October. The Town Council had supported the application.

Withdrawn: Notification had also been received that the application to erect a dwelling at land east of 16 Fairway had been withdrawn.

Decisions: The following plans had all been granted planning permission by FDC: the erection of up to 50 dwellings at land south of 8-59 Fairbairn Way; the conversion of a motel to 5 flats at the Green Welly Motel and Café, Doddington Road; the erection of 3m high fencing and gates at site of former Produce World, Fenton Way; works to a Sycamore, Elm and Ash trees covered by a TPO at the Vicarage, Church Lane; works to an Ash tree covered by a TPO at 5 Belmont Gardens; the change of use of land for domestic purposes including the siting of a 2-bed mobile home at land north of Amberlea, Langwood Hill Drove and the erection of a 2-storey, 4-bed dwelling at Plot 2, land west of 9 Doddington Road.

The retrospective application for the installation of an extract flue at 8 Market Hill had been refused planning permission as it was a visible and unsympathetic feature adversely affecting the character of the Conservation area and did not adequately disperse fumes and odour which impacted on the neighbouring amenity.

## **P20 20/21 Applications and Revised Applications**

- a) F/YR20/0800/F - Conversion of barn to 3 x 2-storey, 1-bed dwellings and 1 x 1-bed flat with car port/store below including erection of 2-storey/single-storey extension and 2.4 metre high and 2.0 metres high (approx.) walls and demolition of a building and 2.4 metre high (approx.) wall at land west of 50 High Street fronting Railway Lane – **Support**
- b) F/YR20/0817/F - Erect an annexe (2-storey, 1-bed) within the curtilage of existing dwelling at 30 Curf Terrace - **Support**
- c) F/YR20/0824/F - Demolition of rear annexe and workshop and alterations and refurbishment of existing dwelling to form a 4-bed dwelling at 16 Park Street - **Support**
- d) F/YR20/0827/F - Erect a 1.8 metre high (approx.) fence and gates to existing dwelling at 30 St Pauls Drive - **Support**
- e) F/YR20/0831/A - Display of externally illuminated fascia sign at 48 High Street - **Support**
- f) F/YR20/0832/F - Replacement of existing shop front and window (retrospective) at 48 High Street - **Support**
- g) F/YR20/0833/LB - Internal and external works to a listed building including replacement of existing window and shop front, insertion of suspended ceiling and the display of an externally illuminated fascia sign at 48 High Street - **Support**
- h) F/YR20/0854/F - Erect 3 x 2-storey dwellings comprising 1 x 3-bed and 2 x 2-bed involving demolition of existing building within a Conservation Area at 25 Victoria Street - **Support**
- i) F/YR20/0856/O - Erect 1 dwelling (outline application with matters committed in respect of access) at land south of 13 London Road - **Support**
- j) F/YR20/0585/F - Revised application to erect a 2-storey, 4-bed dwelling involving demolition of store building at Former Coach House, London Road (*revisions are amended site plan detailing additional parking space, landscaping plan and bat, bird and barn owl survey*) – **No further comments to be submitted**  
(A large number of comments against and in favour of the application and F/YR20/0586/LB had been submitted to FDC and would be considered by FDC’s planning committee on the 7<sup>th</sup> October. Members agreed not to take up the invitation to speak at the meeting. Cllr Haggata was upset by one of the letters of objection which suggested the three district councillors from Chatteris on the planning committee were corrupt).

k) F/YR20/0586/LB - Revised application for the demolition of a curtilage listed store building at Former Coach House, London Road (*revisions are amended site plan detailing additional parking space, landscaping plan and bat, bird and barn owl survey*) – **No further comments**

l) F/YR20/0876/LB - Internal and external alterations to a Listed Building relating to the coach house (curtilage listed) including insertion of a roof light and 4 light tunnels and removal of lean-to at Grove House, High Street - **Support**

m) F/YR20/0878/PNC04 - Change of use of agricultural building to a dwelling (2-storey, 3-bed) (Class Q a) b)) at Barn east of Markwells Farm House, Block Fen Drove – **Support**

## **P21 20/21 High Street Development Objections**

Following receipt of three letters of objections to planning application F/YR20/0795/LB (internal and external works to listed buildings to form 2 x 3-bed and 1 x 2-bed dwellings and extension to dwelling/shop at 11-13A and land east of 3-11A High Street) from residents living in Boadicea Court, members agreed to look again at the plan. The main objections were to the height of the proposed dwellings and the positioning of one of the dwellings on the boundary which would lead to overshadowing of gardens, access via Boadicea Court and parking provision.

After discussion it was agreed **to continue to support the application but to suggest in order to allay some of the concerns that Unit 2 be moved away from the boundary and either reduced in height or the new buildings be single storey dwellings.**

## **P22 20/21 Any Other Business**

The Clerk had written to the Head of Planning at FDC, Mr Nick Harding, reminding him that in February 2019 he said FDC had provisionally timetabled 2019/20 for a Conservation Area review in Chatteris. The email called for an appraisal as a matter of urgency as the current appraisal was 12 years out of date and there were currently many planning applications affecting listed buildings and the Conservation Area.

The Clerk had yet to receive a reply to her email but the Chairman of Chatteris Past, Present and Future had written on the same subject to Cllr Chris Seaton and had received a reply from Mrs Carol Pilson, FDC Corporate Director, which he had forwarded to the Clerk. The reply stated that it was unlikely they would be able to start work on the Chatteris appraisal in the immediate future as they were currently appraising Bowthorpe and then Parson Drove and Elm and they only had limited resources.

The Clerk was upset that her email had been ignored but there had been a reply to the Civic Society and asked for the go ahead to take this up with FDC, which was agreed.

Cllr Smith said she was not happy with Mrs Pilson's reply and was keen for the Council to try and press ahead with its call for an appraisal as FDC had a duty to review and update an appraisal every 5 years. She pointed out it was possible some buildings did not need to be in the conservation area while others might need to be added. She said it was important more helpful advice was given about different areas of the town.

It was agreed to make those points and to ask once again about the cost of an appraisal.