

## Notes of a meeting of Chatteris Town Council's Planning Working Group held virtually via Zoom on Tuesday 15<sup>th</sup> December 2020.

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

### **P26 20/21 Apologies for Absence**

Cllr Carney sent an apology for absence but submitted comments on applications a) to i) ahead of the meeting.

### **P27 20/21 Appeals, Decisions and Withdrawn Plans**

The following plans had all been granted planning permission by Fenland District Council: change of use of 2-storey, 2-bed dwelling to retail storage and erection of 2-storey, 2-bed dwelling to rear at 20 High Street; conversion of barn to 3 x 2-storey, 1-bed dwellings and 1 x 1-bed flat at land west of 50 High Street fronting Railway Lane; demolition of rear annexe and workshop and refurbishment of existing dwelling to form 4-bed dwelling at 16 Park Street; change of use of existing garage/stores to 3 x 1-bed holiday lets at land east of Horseway Farm, Horseway; erection of porch to existing dwelling at 5 Cricketers Way; works to London Plane tree at 2 Wenny Road.

The Clerk also informed members that she had found a letter of objection to the AD plant, from the owners of a neighbouring property, in her spam box. She had apologised for finding it so late and had commented she hoped the objections had been sent to FDC who would determine the plan.

The Clerk had notified members that the applications to demolish the former Coach House in London Road and replace it with a 2-storey, 4-bed dwelling would be decided by FDC's planning committee on the 16<sup>th</sup> December. The recommendation was to refuse the applications while the Town Council's recommendation was to approve. The Council had been invited to speak at the meeting but no councillor had taken up the invitation.

### **P28 20/21 Applications and Revised Applications**

a) CCC/20/052/FUL - Construction of irrigation reservoirs by the extraction and export of sand and gravel; silt lagoons; mineral processing plant; weighbridge; temporary buildings and use of existing access on to A142 Chatteris Road between the Mepal Outdoor Centre and Hiams Bridge at Mepal Reservoir, land off Blaby's Drove, Sutton Gault – *Support but request contribution towards road safety improvements to the A142 as scheme will result in more slow moving, heavy vehicles on the A142*

b) F/YR20/1184/F - Change of use of existing workplace dwelling to children's care home with ancillary office and training facilities at 24 Doddington Road - *Support*

c) F/YR20/1203/LBCERT - Certificate of Lawful Use (proposed) to Listed Building: strengthening roof and repairs to chimney at 35 New Road - *Support*

d) F/YR20/1207/F - Change of use from shop to shop/café including erection of single-storey extension at The Green Welly Garden Centre, Doddington Road – *Support (Cllr Gowler abstained from the vote)*

e) F/YR20/1208/F - Erect 2-storey side and single-storey rear extensions to existing dwelling involving demolition of existing outbuilding and shed at 102 Westbourne Road – *Noted (Cllr Gowler abstained from the vote)*

f) F/YR20/1209/TRTPO - Works to a Sycamore tree and an Ash tree covered by CU/2/465/9 at 6 Ash Grove – *Support*

g) F/YR20/0722/F - Revised proposals to erect workshop/office (Phase 2) and warehouse/office (Phase 3) involving demolition of existing buildings, formation of a car park and attenuation pond (part retrospective) at site of former Produce World, Fenton Way - *Support*

h) F/YR20/1114/F - Revised proposals for the erection of a single-storey annexe, ancillary to the existing dwelling, within the curtilage of the existing dwelling at land at 138 London Road – *Recommend Refusal, lack of detailed plan, concerns about drainage and servicing property, beyond development boundary, will set dangerous precedent.*

i) F/YR20/1223/F - Erect a single-storey extension to side of existing clubhouse to provide disabled wc facilities at Bowling Green, Wood Street - *Support*

## **P29 20/21 Conservation Area Appraisal**

The Clerk had finally received, from FDC, an estimated cost of a conservation area appraisal for Chatteris using a consultant. The cost would be £16,000.

Cllr Smith explained the reason for seeking the estimate. She said FDC claimed they did not have the capacity to carry out an appraisal even though they were obligated to carry out regular appraisals and such an appraisal was many years overdue. She said an up to date appraisal would help the Town Council to make informed decisions on planning applications in conservation areas. It was suggested FDC only had one part time conservation officer instead of two so Cllr Gowler said FDC should be using the savings in wages to pay for the consultant.

Cllr Newell was firmly against Chatteris Town Council paying for work which should be carried out by FDC and members pointed out that once again Chatteris was at the back of the queue and if the Town Council offered to pay it would be the start of a downwards spiral.

It was agreed to send a letter from the Planning Working Group to all four district councillors representing Chatteris asking them to lobby FDC to carry out a long overdue conservation area appraisal. The letter would point out that an appraisal should be deliverable within the

savings being made by the Council in not paying the wages of a full time or two part time conservation officers. It would also stress that an appraisal would not only be beneficial to the Town Council it would also assist FDC's planning committee.

It was agreed copies of the letter should also be sent to Cllrs Chris Boden and Chris Seaton and FDC Chief Executive Mr Paul Medd.

**P30 20/21 Any Other Business**

There was no other business.