

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers on Tuesday 27th July 2021.

Present: Cllr Bill Haggata (Chairman), Cllrs L Ashley, I Benney, J Carney, A Gowler, A Hay, F Newell and J Smith. Cllr Benney & Cllr Newell attended via Zoom and Cllr Benney took no part in the discussions or decision making process on the planning applications.

P12 21/22 Apologies for Absence

There were no apologies for absence.

P13 21/22 Presentation by Persimmon Homes on Womb Farm Development

Cllr Haggata welcomed Ms Katie Dowling, Mr Ben Purdy and Ms Michelle Jeffrey from Persimmon Homes to the meeting. He explained councillors would not be able to state if they supported or were opposed to the plans, as they could not be seen to pre-determine an application, however they could listen to the presentation and ask questions.

Ms Dowling, development planner, gave councillors a copy of a presentation and the plans for a reserve matters application for the Womb Farm development of 248 homes, off Doddington Road and Fenland Way.

She reminded councillors that outline permission for up to 248 houses had been granted with access approved from Doddington Road and the A141 (Fenland Way). Conditions included the provision of a footway along Fenland Way to Jack's roundabout, improvements to a bus stop in Doddington Road and a contribution to education. Ms Dowling said Persimmon had been in pre-app discussions with FDC and the County Council regarding the internal layouts of the site.

Housing proposed ranged from 1 to 5 bedroom properties and would include 20% affordable housing (50 dwellings) – to include properties to rent and shared ownership. She assured members that the new footpath, etc. would have to be provided before the first home was occupied.

Ms Dowling explained about the Sustainable Urban Drainage system which would form part of the open space on the site as would a play area which Persimmon were hoping the Town Council would adopt or a management company would be set up to maintain it. She said a landscape scheme was currently being drawn up and there were plans to plant trees in the front gardens of homes.

Mr Purdy confirmed there would be no hard boundary with Filliman's Drain but there would be a barrier formed using hedging, etc. It was not possible to create a footpath alongside the drain due to a 9m easement clause.

The Clerk suggested road safety measures along Doddington Road would be more popular than an improved bus stop and Cllr Gowler was concerned about the access points, particularly where motorists would be turning right on to Fenland Way. Mr Purdy explained both issues had been agreed at outline stage. Cllr Carney confirmed the Doddington Road bus stop was rarely used and Cllr Hay said it would have been helpful if local people had been consulted by Highways on what was required. Mr Purdy explained the hope was that the occupants of the new dwellings would use buses.

Councillors were pleased to learn that there would be link footpaths and cycleways throughout the estate. They were concerned about road widths as they were anxious not to replicate the parking problems at Fairbairn Way. Mr Purdy assured them that the roads would be the standard 5 and a half metres wide and unlike Fairbairn Way there would be space for cars to park on driveways, not in back courtyards.

Cllr Smith asked if bird boxes would be incorporated into houses and was assured they would be along with hedgehog tunnels through fences and barn owl boxes. The representatives also spoke about how the homes could be adapted for disabled use and about the use of bin collection points. Councillors were assured that the residents of the travellers' site, which abutted the development, would be consulted about the plans.

The representatives were thanked for attending the meeting.

P14 21/22 Appeals, Decisions & Withdrawn Plans

Planning Committee: Members had been informed that applications F/YR20/0795/LB and F/YR20/0780/F (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 High Street and erection of 2 dwellings on land east of 3-11A High Street) would be considered by Fenland's planning committee on the 28th July. The Town Council had supported the applications and the officer recommendation was to grant the application. The Council had been invited to send a representative to speak at the meeting and Cllr Haggata had agreed to attend and speak in favour of the application.

Decisions: The following applications had all been granted planning permission by Fenland District Council: single-storey extension to 22 Lode Way; external works to a listed building involving replacement of 3 x dormer windows to timber dormer windows at 84 High Street; erection of 2 x 3-storey, 4-bed dwellings at land west of 22 South Park Street; reserved matters application for erection of a dwelling at land west of Gaultree Lodge, London Road; works to an Ash tree at 49 Tern Gardens; erection of an extension to 104 Westbourne Road; erection of a dwelling at land south of 16 Church Lane and works to an Oak tree, an Ash tree and felling of 14 Elms at land north of Wenny Estate. FDC had refused planning permission

for 9 dwellings at land north east of 81-87 High Street. Cllr Benney explained it was considered to be a poorly designed scheme.

P15 21/22 Applications & Revised Applications

a) F/YR20/1157/F - Conversion of existing building to form 7 x dwellings comprising 1 x 3-bed, 2-storey house and 6 x flats (4 x 1-bed & 2 x 2bed) and erect an approx. 2.1m high brick wall at TP24, West Park Street – *Rec Refusal, overdevelopment of the site and members are convinced that the absence of any parking provision will lead to major difficulties in the area. Parking is already a problem in that area and potential residents will not use the towns' car parks - which only allow parking for a maximum of 24 hours – and walk to the site. They will park on the streets nearby which are already crowded with cars. Members also remain concerned about the access for emergency vehicles bearing in mind the Fire Service's comments.*

b) F/YR21/0792/F - Erect a 2-storey extension to rear of existing dwelling at 5 Kingfisher Close - *Support*

c) F/YR21/0833/O - Erect up to 6 dwellings (outline application with all matters reserved) at land south of 19 Blackmill Road – *Need clarification about the access to the site, in particular how the width of the existing drove is to be extended to 5m wide as proposed in the plans.*

d) F/YR21/0842/O - Erect up to 9 dwellings (outline application with all matters reserved) involving demolition of existing dwelling at 2 Doddington Road – *Support the application if Highways are satisfied with the access on to Doddington Road. Request the replacement of as many trees as possible and the inclusion of nesting boxes in the houses to counter the removal of trees.*

e) F/YR21/0844/F - Formation of a menage and erection of 8 x 5.4 metre high (max) floodlights and 1.2 metre high (max) post and rail fencing at King George Cottage, Iretons Way – *Support*

P16 21/22 Whittlesey Neighbourhood Plan

Notification had been received of a consultation on the draft Whittlesey Neighbourhood Plan. Comments were due in by the 23rd August 2021.

P17 21/22 Any Other Business

Pavement Licence: The Coffee Pot, 10 Market Hill, had applied for a pavement licence to put tables and chairs on the footpath outside the premises. Councillors were concerned the footpath was not wide enough and said more details, such as accurate measurements, were required.

Conservation Issue: The Clerk had been approached by the owner of the Manor House on Wenny Road concerned by the way he had been treated by the conservation officer. The owner had included many photographs and information on the work he had undertaken to restore the house and its outbuildings to its former glory. He had become embroiled in a dispute with the conservation officer and enforcement at FDC on the roof for the formerly dilapidated stable and garage building. He had included 76 pages of email correspondence on the subject.

The resident was seeking the Council's help to call in the planning application he was being asked to submit for the roof to ensure it went before FDC's planning committee. Councillors had sympathy with his plight and pointed out it did not encourage residents to try and restore old buildings. Cllr Newell gave the history of the site and agreed the stables were a very old building. Councillors agreed the resident should be advised to get six letters of support as this would ensure the plan went before the planning committee.