

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers on Tuesday 22nd February 2022.

Present: Cllr Bill Haggata (Chairman), Cllrs L Ashley, A Gowler and J Smith.

P32 21/22 Apologies for Absence

Cllrs Carney and Newell sent an apologies for absence but had submitted their views on planning applications a) to f).

P33 21/22 Appeals, Decisions & Withdrawn Plans

The Clerk updated members on the latest planning decisions from Fenland District Council. The following had all been approved:

Reserved matters application for appearance and layout of single-storey, 3-bed dwelling at land north west of 7 Doddington Road;

External alterations to a listed building involving replacement of windows and repairs to windows and door at 49 New Road;

Installation of 2 x 8m masts with 5 aerials at 32 Birch Avenue;

Erection of 2 dwellings and change of use of garage/playroom to annexe at plot 2 land south east of 1 Curf Terrace (Town Council had recommended refusal as over-development);

Erection of single-storey rear extension to 11 Fairview Avenue;

Erection of 2-storey side extension to 18 Birch Avenue;

Erect 1 dwelling on land east of 21 West Park Street (Town Council recommended refusal as over-development).

The plan to erect a dwelling on land west of 43 Lindsells Walk had been withdrawn and the application for works to a Sycamore Tree covered by TPO 03/2004 at 19 Station Street had been refused. The Town Council had not been consulted but the Tree Officer felt the tree was important in the area and topping it at 6m would leave large branch stubs liable to infection by fungal spores and subsequent decay.

P34 21/22 Applications & Revised Applications

a) F/YR21/1015/F - Revised application for conversion of existing building to form 1 x dwelling (2-storey, 3-bed) involving the erection of a single-storey rear extension, raising the roof height of the existing single-storey element and demolition and rebuilding of the northern gable at Former Coach House, London Road – *Noted (approved original plan)*

b) F/YR21/1017/LB - Internal and external works to a curtilage listed building including the erection of a single-storey rear extension, raising the roof height of the single-storey element and demolition and rebuilding of the northern gable, to form 1 x dwelling (2-storey, 3-bed) at Former Coach House, London Road – *Noted (approved original plan)*

- c) F/YR22/0147/RM - Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR20/0856/O to erect 1 dwelling at land south of 13 London Road - *Support*
- d) F/YR22/0161/TRCA - Works to 2 Planatus x Hispanica trees within a Conservation Area at 8A Park Street - *Support*
- e) F/YR22/0173/F - Erect single-storey rear extension to existing dwelling, including demolition of existing outbuildings, at 59 Westbourne Road - *Support*
- f) F/YR22/0170/F - Erect a single storey rear extension to existing dwelling at 51 Green Park - *Support*
- g) F/YR22/0208/F - Erect a 2-storey rear extension to existing dwelling at 22 South Park Street – *Support*
- h) F/YR22/0217/LB - Works to a Listed Building involving the conversion of shop/dwelling to 1 x dwelling (2-storey, 2-bed) involving the partial demolition of existing dwelling at 130 High Street - *Support*
- i) F/YR22/0218/F - Change of use of office/store to 1 x dwelling (2-storey, 2-bed) involving the partial demolition of existing dwelling at 130 High Street - *Support*

P35 21/22 Fenland Local Plan Update

There was notification from FDC that there had been several delays to the Local Plan timetable after work began in 2019. Firstly the site assessment work and site visits were put on hold due to the Covid 19 pandemic in spring 2020. In summer 2020 the Council decided to carry out a second call for sites exercise which led to delays as additional site assessment work was required. There had also been further delays to the Local Plan evidence base, particularly relating to Transport Assessment work.

An updated timetable for preparing the Local Plan, known as the Local Development Scheme, was approved in February 2022. The new timetable includes consultation on the draft Local Plan which was now due to take place in June/July 2022. This will be the first opportunity to comment on the draft policies and proposed sites.

The new Local Plan will shape how Fenland will grow in the future and set planning policies to be used to make decisions on planning applications to 2040.

P36 21/22 Correspondence

Street Naming: Councillors had already been consulted by e-mail on a suggestion that the new development site at Stainless Metalcraft (Chatteris Ltd) should be called Engineers Way. Councillors supported the name as they felt it was very apt.

West Park Street Chapel: The Clerk had been notified by architects that they were reviewing plans for TP24's site in West Park Street which had been the subject of two planning refusals (for residential flats on the site). The architects were now proposing three residential flats at first floor level with small offices with communal facilities at ground floor level. The Clerk had explained that councillors could not pre-determine any application but could ask questions of developers and members asked why there were no plans to use the frontage of the property for parking similar to the scheme at the former Zion Chapel in Park Street. Members pointed out the lack of parking provision had been a major factor when determining previous applications.

Auction: The Council had been advised that FDC's Cabinet had agreed that a small parcel of land off Huntingdon Road at The Sycamores could be sold. As there were a number of local residents interested in purchasing the land it was anticipated that the site would go to auction.

P37 21/22 Any Other Business

Cllr Gowler asked for the Clerk's help in chasing up a matter he had referred to planning enforcement at FDC.