

**Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers on Tuesday 31<sup>st</sup> May 2022.**

**Present:** Cllrs L Ashley, J Carney, W Haggata, F Newell (via Zoom) and J Smith.

**P1 22/23 Apologies for Absence**

An apology for absence had been received from Cllr A Gowler.

**P2 22/23 Election of Chairman of Group and Vice-Chairman**

Cllr Ashley proposed Cllr Haggata be re-elected Chairman. This was seconded by Cllr Smith and agreed by all.

Cllr Ashley also proposed Cllr Gowler as Vice-Chairman, seconded by Cllr Haggata and agreed by all.

**P3 22/23 Speaker Mr Nick Carver, of Floorspan Contracts**

Mr Nick Carver, head of infrastructure and logistics at Floorspan Contracts, and planning consultant Mr Tim Slater were welcomed to the meeting.

Cllr Haggata began by explaining that councillors could listen to the presentation and ask questions but they would not be indicating if they were in agreement with the plans as they could not be seen to pre-determine any future planning application.

Mr Slater said Floorspan were preparing a planning application for land to the east of Fenton Way near the South Fens Business Park. He said the site was on the edge of the settlement and shown as allocated industrial land in the draft emerging local plan. Currently the planners were looking at any issues which might arise and were preparing a raft of reports which would be submitted with the planning application. These included noise and odour assessments, ecology reports and transportation assessments. Two pre-app meetings had been held with head of planning at FDC Mr Nick Harding and in principle the concept appeared to be OK as long as the impact on the area was managed.

Mr Carver said Floorspan began in 1997 in Wisbech and now employed just over 100 people – some based in the factory, some on installations, others driving lorries and forklifts, etc. Roles ranged from labourers to full-on designers. The company had gradually grown over time but was now landlocked and unable to expand any further in Wisbech. The idea was eventually to replicate the Wisbech site in Chatteris and run the two sites. Although the planning application would be for the whole site in Chatteris, some 10 acres, it would be developed in phases.

He said the Wisbech site generated relatively low noise as the machines were in buildings and there had never been problems with noise levels. He invited councillors to visit the site.

Mr Slater explained one of the main advantages of the Chatteris' site was the short distance to Mepal quarries and the proximity to major road networks. He explained that the company, which mainly manufactured concrete floor beams, had a knock on benefit for the local

economy. Space was needed to manufacture larger products such as floor beams for flats. Most of their clients were UK based but some products were sent abroad.

Mr Slater said Highways appeared to be reasonably happy with the scheme but Floorspan would be required to widen Fenton Way and if a footpath along the verge had not been delivered as part of another scheme they would be expected to deliver it. Councillors mentioned concerns about pedestrians and cyclists crossing Isle of Ely Way to access the town. Mr Slater said they would be directed to the safer crossing point near Aldi using an existing footpath.

Cllr Haggata asked how quickly work would begin on the site if planning permission was granted and Mr Carver said they hoped to begin in 2023, machinery was already lined up.

Mr Carver and Mr Slater were thanked for attending the meeting.

After they had left Councillors discussed the need to encourage people to walk and cycle to work and to access the countryside. It was agreed to ask if part of the planning conditions could be the improvement of an existing public footpath near the proposed site to allow the public greater access to the countryside.

#### **P4 22/23 Appeals, Decisions and Withdrawn Plans**

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

Erect single-storey rear extension to 6A Station Street; display of signs at Jacks, Fenland Way; erect part 2-storey, part single-storey extension to 9 West Park Street; erect two blocks of industrial units at South Fens Enterprise Park, Fenton Way; works to 2 Lime trees at 14 The Shrubbery; internal and external works to a listed building at 2 Park Street; erect a single-storey rear extension to 3 St Peter's Drive; erect a 2-storey rear extension to 22 South Park Street; alterations to shop front at 5 Park Street; and change of use of land and buildings from agricultural storage to open industrial use at A Bartlett & Sons, Huntingdon Road.

#### **P5 22/23 Applications & Revised Applications**

- a) F/YR22/0503/CERTLU - Certificate of lawfulness (existing): Occupation of annexe as self-contained dwelling without compliance with condition 7 of planning permission F/YR01/0787/F relating to ancillary use at annexe west of 14 London Road – *No knowledge of history of site.*
- b) F/YR22/0512/TRCA - Works to various trees within a tree line in a Conservation Area including Leylandii trees, Sycamore trees and Ash trees at 8 London Road - *Support*
- c) F/YR22/0508/F - Erect a single-storey infill extension to front elevation and conversion of garage to form additional living accommodation (retrospective) at 1 Manor Gardens - *Support*
- d) F/YR22/0530/A - Display of 2 x externally illuminated signs at 15 Bridge Street - *Support*

e) F/YR22/0529/F - Replace existing shop front and separate access door with folding doors, and installation of roller shutters to restaurant frontage (retrospective) at 15 Bridge Street – *Support (majority vote)*

f) F/YR22/0548/F - Erect a two-storey rear extension to existing dwelling involving the demolition of existing utility/garage/workshop at Carters Bridge Farm House, Doddington Road - *Support*

g) F/YR22/0501/F - Erect a dwelling (2-storey, 4-bed) and detached double garage involving the demolition of existing dwelling at Cadermist, Iretons Way – *Support but only if the 8 illegal mobile homes on the site are removed.*

h) F/YR22/0588/F - Change of use of building from retail (Class E (a)) to office and residential (3 x flats – 2 x 1-bed and 1 x 2-bed) (Classes E (g) & C3) involving the erection of a single storey rear link extension at TP24 West Park Street – *Cautiously support conversion of building but the issue with parking remains. Residents and office workers will not use the car parks identified due to their distance from the site and on-road parking is a problem. The parking difficulties could be alleviated by using the open space at the front of the site.*

i) F/YR22/0634/TRCA - Works to 1 Cherry tree and 1 Holly tree within a conservation area at 3 St Martin's Road - *Support*

**P6 22/23 Any Other Business**

There was no other business.