

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers on Tuesday 30th August 2022.

Present: Cllrs W Haggata (Chairman), A Gowler, L Ashley and J Carney. Cllrs F Newell and J Smith joined by Zoom.

P16 22/23 Apologies for Absence

There were no apologies for absence.

P17 22/23 Appeals, Decisions and Withdrawn Plans

The Clerk had informed members that the planning application for 22 dwellings at land south of 88 West Street (F/YR22/0381/F) was up for consideration at the FDC Planning Committee meeting on the 24th August with a recommendation to refuse as it was contrary to a number of policies, concerns about the impact on the visual amenity and character of the area and the access; the Town Council had recommended approval. (Cllr Ashley had viewed the planning meeting and confirmed the application had been refused permission due to the access.) There was also consideration of conditions on the change of use of 130 High Street from a shop/dwelling to 1 dwelling. The application had been approved at the previous FDC planning committee and the recommendation was to approve the conditions. Councillors had not expressed a wish to attend the committee meeting.

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

Conversion of existing detached garage and store to 1-bed annexe to existing dwelling at 3 Parkside;

Change of use from Veterinary Surgery to 2-bed dwelling at 3 Victoria Street;

Full 2 Poplar trees and works to 2 Poplar trees at 12-16 Market Hill;

Erect attached garage to side of existing dwelling at 9 Millfield Close;

Erect up to 4 dwellings at 14-16 Wenny Road.

A Certificate of Lawfulness had been issued for the occupation of an annexe at 14A London Road but it had been decided planning permission was required for the change of use of a bedroom to a dog grooming business at 78 Green Park and permission was not required to erect a single-storey rear extension to 14 New Road.

The application to erect 2 x 2-storey, 3-bed dwellings and a 1 x 2-bed flat at land west of 1 King Edward Road had been refused permission.

P18 22/23 Applications and Revised Applications

a) F/YR22/0905/F - Erect a single-storey extension to side and rear of existing dwelling at 12 Blackmill Road - *Support*

b) F/YR22/0923/TRCA - Works to 1 holly tree and 1 apple tree within a conservation area at 7 West Park Street - *Support*

c) F/YR22/0939/FDC - Erect up to 2 dwellings (outline application with all matters reserved) at land south of 55 Wood Street – *Recommend Refusal, over-development of site, not in keeping with the area, loss of visibility splay will reduce vision to the right for vehicles leaving the car park.*

d) F/YR22/0951/F - Change of use from shop to shop/café (retrospective), a single-storey extension and change of use from land to form outdoor seating area at The Green Welly Garden Centre, Doddington Road - *Support (Cllr Gowler declared an interest)*

e) F/YR22/0955/TRCA - Works to 1 x Lime Tree within a conservation area at 1 Wood Street - *Noted*

f) F/YR22/0967/FDL - Erect up to 80 dwellings (outline application with matters committed in respect of access) at Public Open Spaces, The Elms – *Whilst Councillors do not object to the development of the site per se they strongly object to the access from The Elms and request the applicant consider an alternative access. The original plan was for the development area off Wenny Road (including this site) to be accessed via a feeder road from a roundabout at the junction of Wenny Road and the A142. When the access to the site was left at The Elms there was considerably less traffic in St Martin's Road, Birch Avenue and The Elms. Additional vehicles include school traffic for Glebelands School. The roads leading to the site are unsuitable for yet more traffic, including construction vehicles, and will become congested.*

g) F/YR22/0968/TRCA - Works to 1 Sycamore tree within a Conservation Area at 2 The Courtyard, West Park Street – *Support*

h) F/YR22/0976/F - Erect external walls to existing building (to enclose building) at 5 Bartlett Business Park, Huntingdon Road - *Support*

i) F/YR22/0977/TRTPO - Works to 1 Ash tree covered by TPO 18/1989 at 105 High Street - *Support*

j) F/YR22/0978/TRCA - Works to 1 Willow tree, 1 Cherry plum tree and 1 Beech hedge within a conservation area at 105 High Street - *Support*

k) F/YR22/0984/TRTPO - Works to 1 Horse Chestnut tree covered by TPO 1/1967 at 5 Parkside – *Request FDC tree officer views tree as councillors are concerned at the size of the reduction proposed.*

P19 22/23 Any Other Business

Fenland Draft Local Plan Consultation: The Council had been invited to submit its views on the Plan's emerging proposals for planning policies and development sites which will determine development in Fenland up to 2040. The Clerk had printed out the pages specifically relevant to Chatteris for members to study and it was agreed to discuss the plan at the next planning working group meeting on the 27th September 2022 and to invite all town councillors to the meeting. Any recommendations would then need to be ratified by the full council on the 4th October 2022.

Footpath: Following a consultation via email a majority of councillors had agreed that the Town Council should oppose the proposed change of conditions which would lead to the loss of the footpath link from the existing footway along Fenland Way to the new Training Centre near the Huntingdon Road roundabout. The following email had been sent to Fenland planners:

“With reference to planning application F/YR22/3096/COND, Chatteris Town Council wishes to make the following comments:

The Travel Plan states that there is no requirement for the footpath from the Tesco site to be extended to the new training school even though it was requested by CCC (and the Town Council). The Travel Plan claims the provision of the 200m of new footway is not required due to the separate footway and crossing facilities being provided across the A141 at the site access roundabout.

Chatteris Town Council believes the provision of the footway along Fenland Way is essential to provide safe access into Chatteris (via the underpass) for pedestrians and to the nearest retail outlet (Tesco's). The A141 is a very dangerous road for pedestrians to cross due to the volume of traffic. Councillors fear that pedestrians (who are likely to be in the main young people) will still attempt to walk along Fenland Way even though there will be no safe footway.

Councillors would also like to point out that the figures quoted in the accessibility assessment are incorrect. The report states that it is a 14 minute walk to Jacks (Tesco) from the training centre but only 7 minutes to the BP garage and 10 minutes to Nisa and Chatteris Off Licence. These figures are clearly wrong as Tesco's is the nearest retail outlet.

The Council requests planners do not agree to these changes in conditions and insist that the footway is provided.”

Pavement Licence: Councillors had no objections to the Cross Keys Hotel's application to renew its pavement licence.

Footpath: Councillors were concerned that there was no footpath to the newly opened garden centre in London Road and were of the opinion that the garden centre had been required to provide a footpath as part of its planning permission. The Clerk had researched the matter and discovered that the Town Council had supported the application and had not mentioned the footpath and there appeared to be no planning conditions which required the provision of a footpath. However in years gone by there had been a footpath on the opposite side of London Road which had become overgrown. It was agreed to request the County Council re-instate the footpath for the safety of visitors to the garden centre.

