

**PLANNING COMMITTEE DATE: 8 January 2025**

**APPLICATION NO: F/YR23/0940/F**

**SITE LOCATION: Land West and South of 74 West Street, Chatteris, Cambridgeshire**

**UPDATE - Further public comments received since preparation of Committee Report.**

Two further public comments have been received to those summarised in paragraph 5.18 of the Committee Report. One comment objects to the proposals with the main concerns summarised as follows:

- Effect on amenities of local residents – for example the lack of capacity at local Doctors Surgery.
- Impact on highway safety and parking, noting West Street is already in a state of disrepair. The road and residents will not cope with firstly all the heavy good and construction traffic for numerous years and then another 74+ vehicles travelling down it everyday. This is exacerbated by the lack of off road parking at the Huntingdon Road end of west street and at the football club. Which is constantly blocking emergency vehicle access (fire and ambulance).

Other comment relates to occupant of number 62 West Street who states that they have sought reassurance from developers about what they intend to do about the storm drain that runs across their land towards the development. Seek reassurance about what is happening with the storm and also the sewerage for the bungalows on west street which runs to the development.

In this respect the latest Preliminary Drainage Strategy shows that to the rear of number 62 West Street allowance has been made within the application site layout for the existing 150mm diameter highway drainage from West Street to be diverted through the site from this point. The Strategy notes that the existing highway drainage currently terminates in the adjacent property (number 62), however appears to have formerly been routed into the development site. The diverted highway drainage ensures the existing highway drainage could be reconnected in the future (subject to agreement between CCC Highways and the property owner) and be conveyed through the road corridor to the north and then round to the watercourse located along the western boundary of the site.

Representation received from the Chairperson on behalf of Chatteris Town Football Club dated 6<sup>th</sup> January 2025:

*We have some questions as a football club regarding how this development will affect our club.*

*We would be very grateful if you could ask the developer to confirm the following questions for us before the planning committee on Wednesday 8th January 2025.*

*1. We note that the boundary line is half within our hedgerow and ditch. Will it be maintained as part of the development?*

*2. Can you advise that plots 61 to 70 will have riparian rights? as on the plan it shows the boundary edge in the existing ditch and hedgerow.*

*3. Can you also confirm that the boundary edge will not be fenced off (as this would prevent maintenance of the ditch).*

*4. We have concerns about footballs going into gardens of plots 61 to 70. What is the developer doing to mitigate this please?*

*5. Is it the plan to put up ball stop nets? If so, where are these going to be placed? We are unable to financially afford to purchase and fit these nets ourselves, due to our own financial constraints.*

*5. Land left to our access point on West Street - we note there is going to be clover rich amenity land. Please can you explain what this means and what will this involve regarding the maintenance of this piece of land?*

*We'd be really grateful if our concerns could be raised as soon as possible to the developer.*

In response to this representation the agent has provided the following response on 7<sup>th</sup> January 2025:

*I am happy to advise as follows:*

*1. Boundary line: All public land within the application red line, including the hedgerow/ditch on the boundary, will be maintained by the housing association who will retain ownership of the site.*

*2. Riparian rights: These properties will be affordable rented units so they will be owned by the housing association, and the boundary will be maintained as part of the ongoing maintenance programme for the whole site.*

*3. Boundary fencing: The rear of the gardens is proposed to be fenced, beyond which hedging is proposed as shown on the landscape plans. The gardens will have lockable removable fence panels so that the hedgerow and ditch beyond can be accessed by the site maintenance team.*

*4/5. Ball stop nets: The applicant is happy to commit to a scheme to fund the provision of ball stop nets at the appropriate positions on the shared boundary, which can be secured by a legal obligation.*

*6: Clover amenity land near access: This will be an area of low level clover rich lawn which will be mowed as part of the wider site maintenance programme to ensure that it always remains below the visibility level for vehicles turning nearby.*

It is considered that the response given on behalf to the application would address the matters raised on behalf of the Football Club subject to a revision to the recommendation to specifically make reference that the Section 106 agreement should make provision for the applicant to commit to a scheme to fund the provision of ball stop nets at the appropriate positions on their shared boundary

Updated response received from CCC Ecology Officer dated 20 December 2024:

*We welcome the submission of the updated Landscape Proposals plan, which confirms the area of open space will be enhanced for biodiversity and as such,*

*addresses our previous concern regarding demonstrating how the scheme can deliver net gains for BNG habitats. Should planning permission be granted, further details of the landscape scheme and habitat management should be secured through suitably worded conditions to demonstrate how the BNG targets set out in the biodiversity metric will be achieved.*

If the Planning Committee resolve to grant permission suitable conditions can be attached to a planning approval in consultation with CCC's Ecologist.

**Recommendation: Approval** - The above update does not alter the original recommendation as the reasons for objection are considered in the Committee Report. However, with respect to the representation and response to Chatteris Football Club the following revision to the point 1, of 12.1 of the Committee Report (Recommendation) is made to provide clarity regarding an element of the Section 106 agreement in respect of fencing along the shared boundary

1. The Committee delegates authority to finalise the terms and completion of the Section 106 legal agreement (to include affordable housing and the means of addressing footpaths entering the site from the Football Club), and planning conditions to the Head of Planning; and,