

APPLICATION NO: F/YR20/1157/F

SITE LOCATION: TP24, West Park Street, Chatteris, Cambridgeshire PE16 6AH

UPDATES

1 Further Representation

1.1 9 letters of objection received from 7 residents at 6 addresses at: 5, 13 and 24 West Park Street, 9 and 31 South Park Street, 77a London Road, and 29 Fairway raising the following concerns;

- Lack of on-site parking and subsequent impact on existing users, local businesses – people with poor mobility who need to park near to facilities
- The parking exemption does not apply to this development
- Lack of access for emergency vehicles
- Overlooking
- Devaluation of property
- Does not conserve the area
- Overdevelopment/ density
- The fire brigade have stated concerns about their ability to access the property with large fire fighting equipment.
- Chatteris Town Council recommended refusal of this application
- There was a change of use in 1994 from Chapel to storage of furniture and furnishings. Presumably there will be a change of use to allow residential usage?
- Welcomes guidance as to obligations to allow access to their back garden for the benefit of contractors working next door both in respect of the proposed refurbishment/development and ongoing maintenance.

N.B. One adjacent neighbour (no.13 West Park Street) whilst maintaining some concerns over transport, emergency access, parking and privacy from overlooking, advises they are *“somewhat comforted by the attention paid by Council Officers to the detailed arrangements for windows on the north side of the building...”*

Officer response

1.2 *Lack of on-site parking and subsequent impact on existing users, local businesses – people with poor mobility who need to park near to facilities. The parking exemption does not apply to this development. Lack of access for emergency vehicles*

These matters are largely addressed at sections 9.11-9.17, 9.23-9.24 and 10.2 of the Officer’s report. Notwithstanding this, in respect of impacts on local businesses – with particular reference to the Osteopaths opposite the site; whilst it is unfortunate that some businesses are unable to offer on-site parking in their own right, there appears to be no reserved parking on-street for these businesses in the vicinity and therefore no guarantees that parking would be available to serve these businesses in any

case. There may an opportunity for such businesses to put forward a case to the Local Highways Authority (LHA) to secure disabled parking bays or double yellow lines (which could still be used by persons with mobility issues) in the vicinity of their businesses. Notwithstanding this, the indication from the LHA is that the development would not result severe harm to the highway network, the test set out under paragraph 111 of the NPPF, and whilst it is recognised that this may have an impact on amenity or convenience for local users, this is balanced with the benefits of the scheme as set out at section 10.2 of the report. In respect of emergency access, matters of fire safety have already been considered and it is not anticipated that access by other emergency services would be impeded, albeit they may not be able to park directly outside the premises, which is not uncommon in a town centre environment.

Overdevelopment/ density

- 1.3 Whilst it recognised that the nature and use of the building would materially change through this development, it is also acknowledged that the site was previously used as a communal place of worship and more recently as a store with an ancillary showroom. Notwithstanding this, up to 500 square metres of floorspace could be converted to office accommodation under Permitted Development Rights (Schedule 2, Part 3, Class I), with no limits on the number of occupiers or times of use for any of these alternative uses. Arguably, converting the premises into 7 units of residential accommodation may result in a lesser impact in terms of density and on the aforementioned parking demands placed upon it.

Overlooking

- 1.4 This matter is addressed at 9.18 to 9.22 of the Officer's report.

Devaluation of property

- 1.5 This matter is addressed at 9.27 of the Officer's report.

Does not conserve the area

- 1.6 This matter is addressed at 9.3 to 9.10 and 10.1 to 10.2 of the Officer's report.

The Town Council recommended refusal

- 1.7 The Town Council's comments and concerns have been considered as part of the assessment of this application as set out in the Officer's report.

Change of Use to residential

- 1.8 To confirm, this planning application if approved would allow for a change of use of the building by virtue of the conversion to flats and a dwelling.

Access for refurbishment/ future maintenance

- 1.9 The matter of access for the developer/ future occupier/ maintenance contractor etc. would be a civil matter between landowners. The grant of planning permission does not convey the right to access third party land without consent of that landowner or other such agreement.

2 Further Information

- 2.1 The applicant has provided a supporting statement (received 11th August) which

seeks to respond to the concerns raised. Officers have no comments to make on this document.

Full plans, associated documents and comments for this application can be found at:
<https://www.fenland.gov.uk/publicaccess/>

Resolution:

Recommendation Grant as per section 11 of the officer's report.