

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers, 14 Church Lane, Chatteris, on Tuesday 25th August 2026

Present: Cllrs V Joyce (Chairman), J Fuller-Gray and M Siggee

P7 26/27 Apologies for Absence

Apologies had been received from Cllrs L Ashley, J Carney and S Unwin. Cllr Carney had submitted his comments on all the applications and Cllr Ashley had submitted her comments on a).

P8 26/27 Appeals, Decisions & Withdrawn Plans

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

Works to 1 Oak tree covered by a TPO at 3 The Sidings, Railway Lane.

Display of 4 signs at north of Fenton Way Business Park, Fenton Way.

Erection of up to 4 dwellings involving the demolition of existing building (outline application with matters committed in respect of access) at land south of 22 South Park Street.

Fell 1 Sycamore tree and 1 Willow tree within a conservation area at land south of 47 Tern Gardens.

Erect double garage involving the demolition of existing car port at Milestone House, Chatteris Road, Somersham.

Erect a storm porch to front of 80 The Elms.

Fell 1 Oak tree and works to 1 Oak tree covered by TPOs at land south of 46 to 48 The Elms. (CTC recommended refusal of the original application to fell both trees. The tree officer concluded there was no justification for the removal of both trees).

P9 26/27 Applications & Revised Applications

a) CCC/26/083/FUL - Construction of Anaerobic digestion plant, access road, associated infrastructure and landscaping at land west of Mepal AD Plant and south of Grey's Farm, Chatteris - *Strongly recommend refusal. This is to be built next to a facility which already causes major problems with traffic congestion and filthy roads, which adds to the dangers of a red route. Roads are subsiding under the weight of the large vehicles and this development will lead to a substantial increase in the number of vehicle movements by slow moving, heavy vehicles. The congestion on the roads is also likely to increase when work begins on the reservoir and the crematorium opens. There are continuing problems with odours which are very obnoxious at certain times of the year. This extension brings the development even closer to Chatteris so more homes will be affected by the smell. Current measures to reduce the odours (as promised with the last planning application) do not work and this problem will also be exacerbated if this new plant is granted planning permission. There appears to be no monitoring of the odour or traffic problems.*

However, the Town Council recognises that this application is likely to be approved and sees no reason why the applicant should not make contributions to the communities who will be affected. There should be significant Section 106 contributions for the communities of Chatteris, Mepal and Manea. Chatteris is badly in need of additional sporting facilities such as a padel court, improvements to existing sports grounds run by local clubs and improvements to the sports ground behind the Sportsman pub.

There should also be mitigation in the form of safety measures on the A142, including more regular cleaning of the road, improvements to the junction, the installation of wheel washing facilities (originally promised and never installed) and a footpath/cycleway. The tractors make their way through Chatteris on many occasions so there should also be contributions to road safety measures in the town, in particular improvements to the Slade End roundabout.

- b) F/YR26/0603/F - Conversion of existing building into 8 flats involving the erection of a single-storey side/rear link extension and a 1.2m (max height) brick/railing front boundary wall at TP24, West Park Street – *Recommend Refusal. Overdevelopment and lack of any on-site parking will exacerbate problems in an area where parking is already an issue. The bin stores will be unsightly in a conservation area.*
- c) F/YR26/0611/TRCA - Works to 1 Goat Willow tree within a conservation area at 13 London Road - *Support*
- d) F/YR26/0623/RM - Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR23/0758/O to erect 1 dwelling involving the demolition of existing garage at land north-west of 19 Blackmill Road – *Reluctantly Support. Blackmill Drove must be improved and maintained and must be kept open at all times as it is a public right of way. No building materials should be stored on drove and the site should be regularly monitored. (Cllr Joyce declared an interest).*
- e) F/YR26/0625/TRCA - Works to 1 Sycamore tree, 1 Yew tree, 1 Plum tree, 1 Holly tree and 5 Conifer trees within a conservation area at 17 East Park Street – *Support*
- f) F/YR26/0626/TRTPO - Felling of 1 Oak tree and works to 2 Oak trees covered by TPO 01/1967 at land south of 34-36 The Elms – *Recommend Refusal to the felling of yet another healthy tree in the area but agree to works to trees. Would like to see Tree Officer's report.*

P10 26/27 Any Other Business

The Clerk had been notified of two sessions of on-line training on planning being organised by CAPALC. The cost was £90 per attendee as the Council was not a member of CAPALC. It was agreed to revisit the idea of a Neighbourhood Plan in January following the Government's announcements on changes to the planning system.

