

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers, 14 Church Lane, Chatteris, on Tuesday 31st March 2026

Present: Cllrs V Joyce (Chairman), L Ashley, J Fuller-Gray, M Siggee and S Unwin.

P39 25/26 Apologies for Absence

An apology for absence had been received from Cllr Carney who had submitted his views on applications a) to k).

P40 25/26 Appeals, Decisions & Withdrawn Plans

The Clerk updated members on the latest planning decisions from Fenland District Council.

The application to erect a self-build, semi-detached dwelling involving the demolition of existing garage at 52 Fairway had been refused. The Town Council had recommended refusal.

The following applications had all been granted:

Single-storey extension to 22 St Peters Drive.

Installation of Amazon click and collect locker at 124 Bridge Street.

Outline application for the erection of up to 20 dwellings at land south of 116-122 New Road.

External works to a listed building involving replacement of rear window at 15 New Road.

Variation of conditions for erection of single-story rear extension to 19 Linden Drive.

Variation of condition 17 (list of approved drawings) for erection of 9 dwellings at 14-16 Wenny Road.

The Clerk also reported that the application to erect 21 dwellings at land south of 88 West Street was due to be determined by FDC's planning committee on the 1st April with an officer recommendation to approve.

P41 25/26 Applications & Revised Applications

a) F/YR26/0162/TRCA - Fell 1 Birch tree within a conservation area at 9 Park Street – *Support if the Tree Officer has no concerns.*

b) F/YR26/0173/F - Formation of an access including alterations to existing access at land north of 7 Dock Road - *Noted*

c) F/YR26/0174/F - Retention of 29 monitoring boreholes and their associated headworks at land north of Chatteris (north of A142 and east of A141 Isle of Ely Way) - *Support*

d) F/YR26/0190/F - Retention of 1 monitoring borehole and associated headworks at borehole east of Stocking Drove - *Support*

e) F/YR23/1033/F - Revised proposals for the erection of 21 dwellings (4 x 2-storey

2-bed, 15 x 2-storey 3-bed and 2 x 2-storey 4-bed) with associated access works, parking and landscaping, and the formation of attenuation ponds, involving the demolition of existing buildings at land south of 88 West Street - *Recommend Refusal. Concerns have been raised by Anglian Water about the sewer which crosses the site and the proposed surface water drainage plan. The Town Council upholds those concerns. Why wasn't the site surveyed? If the plan is approved, request Section 106 contribution for facilities in the town in addition to the sum already pledged for education, NHS and libraries (is this required for Chatteris library?).*

f) F/YR26/0195/PNSOL - The installation of Solar PV panels on existing building roof (Part 14, Class J) at Bartlett Business Park, Huntingdon Road - *Support*

g) F/YR26/0214/F - Conversion of existing dwelling/shop to form 2 dwellings including installation of boundary fence and gate (2m high max) at 81 High Street – *Support*

h) F/YR26/0215/LB - Internal and external works to a listed building to convert existing dwelling/shop to form 2 dwellings at 81 High Street - *Support*

i) F/YR26/0227/F - Retention of 4 monitoring boreholes and their associated headworks at land north of Chatteris north of A142 and east of A141 Isle of Ely Way - *Support*

j) F/YR26/0229/F - Erect 1 dwelling involving the formation of a new access (retrospective) at land east of 111 Huntingdon Road - *Noted*

k) F/YR26/0230/TRTPO - Fell 2 Oak trees covered by TPO 1/1967 at land south of 46 to 48 The Elms – *Recommend Refusal, strongly object. The trees are healthy and should not be felled. The trees were there when the bungalows were built and they should have been taken into consideration. Part of the issue is that FDC have not maintained the trees. Removing the trees is likely to cause even more problems as the land shrinks.*

l) F/YR25/0350/RM - Amended plans for reserved matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to permission F/YR25/0258/VOC – to erect 54 dwellings at land east of The Elms – *Support, request trees planted are native trees.*

m) F/YR26/0237/TRCA - Fell 2 Conifer trees within a Conservation Area at Cranes Yard, Railway Lane – *Support*

P42 25/26 Fenland 50 Call for Sites and Local Green Space Designation Consultation

Fenland District Council had notified Chatteris Town Council that it was launching a Call for Sites and Local Green Space Designation consultation as part of Fenland 50, the Council's emerging Local Plan. Cllr Ashley pointed out that Council had already gone through the

process in 2019 when it had put forward areas where development should take place. In October 2022 there was a further call for Local Green Space designation which the Town Council had also responded to.

The Clerk had printed out the map submitted in 2019 showing possible areas for development. A few areas had already been developed but it was agreed the map was largely still relevant. The Clerk also agreed to find the list of Local Green Space designation sites so this could be updated (to include the proposed green area on the new Elms development) and agreed at the full council meeting.

The Clerk also read out a press release from FDC stating that the Council had approved a new suite of planning guidance to help support the work on Fenland 50. The guidance set out clear expectations for developers and decision-makers in 3 priority areas: i) securing appropriate developer contributions to local infrastructure; ii) protecting Fenland's nationally important agricultural land; iii) managing the location and quality of Houses in Multiple Occupation.

Members were sceptical that the first expectation would be upheld.

P43 25/26 Local Government Reorganisation – Likely Impact on Chatteris in Terms of Planning

CAPALC had sent through documents outlining how Chatteris was likely to be affected by the various options for Local Government Reorganisation.

One of the points made in the report was that the developer contribution regime could change entirely and the parish could move to a CIL regime, rather than Section 106 payments. As Chatteris had no Neighbourhood Plan this could leave the town more exposed and unable to claim CIL payments of 25% (only 15% would be available).

Cllr Unwin said at a Nature Recovery Meeting she had been chatting to a Councillor from Wimblington who was currently helping to prepare a Neighbourhood Plan. The Councillor had offered to help others prepare such a plan. The Clerk warned it could be a costly process and pointed out it had been agreed to prepare a Town Plan rather than a Neighbourhood Plan in the past but she did admit that it now appeared that a Neighbourhood Plan was needed.

Members agreed with Cllr Unwin that they should take up the offer of help and invite the councillor from Wimblington along to the next planning meeting. Cllr Unwin pointed out the Town Plan could be used as a starting point for the Neighbourhood Plan.

P44 25/26 Any Other Business

There was no further business.

