

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers, 14 Church Lane, Chatteris, on Tuesday 27th May 2025

Present: Cllrs L Ashley, J Fuller-Gray, A Hay, V Joyce and M Siggee.

P1 25/26 Election of Chairman & Vice-Chairman of Group

Cllr Ashley proposed Cllr Joyce be elected Chairman of the group, seconded by Cllr Siggee and agreed by all.

Cllr Joyce proposed Cllr Siggee be elected Vice Chairman of the group, seconded by Cllr Hay and agreed by all.

P2 25/26 Apologies for Absence

An apology for absence had been received from Cllr Unwin.

P3 25/26 Appeals, Decisions & Withdrawn Plans

Formal notification had been received that the planning applications for 93 dwellings on land north of Wenny Estate had been granted planning permission. Conditions included a Section 106 Agreement for 12% affordable housing, £1,000 per market dwelling (£82,000) with £56,000 going towards health, £13,000 towards libraries and £13,000 towards early years provision to be spent within Chatteris Town Council's administrative area.

Councillors asked the Clerk to write to FDC asking how the money would be administered. It was agreed the Clerk should request the £13,000 for early years provision go to the King Edward Centre where work was already underway to build an extension for early years groups and it was hoped to improve SEN provision. The Clerk should also say the Council assumed the £56,000 would go to the George Clare Surgery and the remaining money should go to Chatteris library.

Notification had also been received that the two applications for extensions and alterations to 7 West Park Street would be considered by FDC's planning committee on the 28th May with a recommendation to refuse because the Conservation Officer was not happy with the scale of the extension, the proposed replacement of original windows which were still in serviceable condition, the removal of a section of the original rear wall of the listed building and the loss of the historic scullery and its period fitted joinery.

The application for extensions to 18 and 20 The Hawthorns had been withdrawn.

The following had all been granted planning permission by FDC:

Works to replace dark timber windows, doors and cladding with cream UPVC casements and composite cladding at 1A St Martins Road;
Erection of 2-storey side and single-storey rear extensions to 15 Fairway;
Replacement of existing windows at listed building 15 New Road;
Erection of a single-storey, side extension to 15 St James Close;
Erection of part 2-storey, part single-storey extension to 86 Tithe Road;
Works to 2 London Plane trees and 1 Hawthorn tree at 8A Park Street;
Reinstatement of 3 timber sash windows to a listed building at 4 Wenny Road;
Temporary siting of a static caravan and formation of manege at land north west of 1 Stocking Drove.

An application to erect a 2-storey rear extension, raise the roof height and insert 2 dormer windows at 30 Railway Lane had been refused planning permission.

P4 25/26 Applications & Revised Applications

a) F/YR25/0350/RM - Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR22/0967/FDL to erect 54 dwellings at land east of The Elms – *Support, request £1,500 per market dwelling for the benefit of the people of Chatteris.*

b) F/YR25/0352/F - Change of use of land for residential use and siting of a mobile home to be used as an annexe involving removal of existing mobile home at Bromsgrove House, Honeysome Road - *Support*

c) F/YR25/0360/TRCA - Works to 1 Rowan tree within a Conservation Area at 15 Huntingdon Road - *Support*

d) F/YR25/0394/O - Erect up to 4 dwellings (outline application with matters committed in respect of access) involving alterations to 18 Clare Street at land west of 18-28 Clare Street – *Rec Refusal, access to Clare Street totally unacceptable, splay suggestion not possible; this will exacerbate existing parking problems in Clare Street and will have an adverse affect on other residents; over intensification (development) of site, for example there is insufficient room for 8 refuse bins. Noise from bypass will also be an issue.*

e) F/YR25/0352/F - Revised application for change of use of land for residential use, construction of single storey building (annexe) and associated development at Bromsgrove House, Honeysome Road – *Support*

P5 25/26 To Consider Drawing Up Wish List for Developers

The Clerk explained that she had now heard on several occasions developers of housing estates, who had not been required to agree to substantial Section 106 agreements, stating that they were willing to help the community, but no-one asked them.

The Clerk suggested that once planning permission had been determined the Town Council should approach such developers and ask if they would be willing to undertake works which would benefit the town but would probably be minor works for the developers, such as putting in footpaths, fencing, etc.

Members agreed this was a good idea and suggested asking the developers of the Tithe Barn site to extend the footpath along London Road to the garden centre. Another idea suggested was fencing around the field behind The Sportsman, particularly if the field was transferred to the Town Council.

It was agreed to ask all councillors for ideas which could be added to the list.