

**Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers, 14 Church Lane, Chatteris, on Tuesday 26<sup>th</sup> May 2026**

**Present:** Cllrs L Ashley, M Siggee and V Joyce. Cllr B Bonos, Chairman of Manea Parish Council and the Clerk to Manea Parish Council, who had requested to attend to listen to item 3 on the agenda.

**P1 26/27 Apologies for Absence**

Apologies for absence had been received from Cllrs J Carney, J Fuller-Gray, A Hay and S Unwin. Cllr Carney had submitted his comments on applications a) to e).

**P2 26/27 Election of Chairman and Vice-Chairman of Group**

Cllr Ashley proposed Cllr Joyce be re-elected Chairman of the group this was seconded by Cllr Siggee and agreed.

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

**P3 26/27 Speaker: Cllr Angela Johnson from Wimblington Parish Council on Neighbourhood Plans**

While waiting for the speaker to arrive Cllr Bonos said Manea Parish Council had already had a presentation from a consultant experienced in Neighbourhood Plans who had agreed to put together a community event in the village to see if there was any interest in creating a Neighbourhood Plan, the cost of his services was £650. The first consultation was booked for 4 hours and the consultant would be present and the second consultation would be at Manea Gala. The event would explain what was involved in drawing up a plan and the benefits of one.

The consultant had explained there was a light version of a Neighbourhood Plan (NP) which could be added to later. The cost of a consultant doing a full, consultant led, NP would be between £10,000 and £20,000 and could be up to £25,000. The way to save time and money was not to put forward sites for development. The light version of a Plan would also unlock extra CIL money, which amounted to a 25% of any CIL money received going to a parish or town council with a Neighbourhood Plan, as opposed to 15% for those without a plan.

Cllr Johnson was then welcomed to the meeting and explained that Wimblington's NP was coming to the end of a six-week public consultation organised by FDC. They had begun the process 3 years earlier and had used a £10,000 grant to pay for the project.

Cllr Johnson said the FDC planning officer responsible for helping with NPs was Mr Gareth Martin and the Conservation Officer would also help. Wimblington had a group of 5 people

working on their NP but the work was predominantly undertaken by Cllr Johnson and one other person.

Cllr Johnson said it was often difficult to get the public to realise the plan was only concerned with planning issues, not holes in the road, etc.

The plan would run for 10 years once adopted but there would be opportunities to improve or change it. FDC would have to take note of it when considering any planning applications for Wimblington. She said in another area a principal authority was being taken to court for not abiding by the policies in a NP.

Cllr Johnson said there was no point in repeating FDC's Local Plan but it was worth looking at the National Planning Framework. She advised the first thing to request was the Neighbourhood Area Plan for your town or village so the boundaries could be established. Cllr Johnson said one of key concerns for Wimblington was not joining with Doddington so settlement boundaries had been set. Their plan also included a policy with regards to the reservoir.

She advised one of the most important things was to keep a record of all work and consultations undertaken to use as evidence – groups consulted, questionnaires put out, etc. Wimblington put leaflets through every door and also put up posters with QR codes enabling people to answer questionnaires on-line. It was also important for businesses to be involved. Cllr Johnson said much of Wimblington's budget went on a consultant but it was possible to prepare a plan without a consultant. She said there were six stages to creating a Plan and the final stage was a referendum.

She advised getting three guides – CPRE's "What's Special to You?", "Neighbourhood Planning brought to you by Locality" and Historic England's "Local Heritage: Listing, Identifying and Conserving Local Heritage." Cllr Johnson warned it would take 18 months to 2 years to get everything together and it was best to start with a Statement of Community Involvement. She advised making sure the preservation of heritage assets, green spaces, community facilities and public rights of way were noted and included in the document

The Clerk asked about Local Government reorganisation and Cllr Johnson assured her that the NP would still stand up. Cllr Bonos noted that Fenland was behind other areas when it came to NPs.

Cllr Johnson offered to help Chatteris and Manea in any way she could and was thanked for attending and for such an informative and helpful talk.

After Cllr Johnson and the Manea representatives had left, it was agreed to put the Neighbourhood Plan on the agenda for the main council meeting and suggest inviting along a consultant for advice on how to put together a public consultation event to see if there was an appetite for a Neighbourhood Plan. Cllr Joyce said it was essential to make sure the event

was well advertised to ensure as many people as possible turned up and gave their views. Public events such as the annual town meeting were notoriously poorly attended in Chatteris.

#### **P4 26/27 Appeals, Decisions and Withdrawn Plans**

Notification had been received of an appeal by Mrs Carver against the decision of Fenland District Council to attach conditions to planning permission F/YR25/0750/F – Change of use of land for residential use, siting of a mobile home to be used as an annexe and removal of existing mobile home at Bromsgrove House, Honeysome Road. (The Town Council had supported the plan).

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

Various applications for the retention of monitoring boreholes and associated headworks.

Felling of 2 Conifer trees at Cranes Yard, Railway Lane.

Formation of an access including alterations to existing access at land to the north of 7 Dock Road.

Permission in principle for the erection of up to 5 dwellings at land south-east of Ferry Farm, London Road (accessed off Stocking Drove).

Internal and external works to a listed building involving reinstating windows, replacing external door, removal of internal sections of walls and blocking of existing doors at 8 Market Hill.

Erection of a dwelling, including forming a new access, at land east of 111 Huntingdon Road.

Erection of a single-storey rear extension, involving demolition of existing extension, at 92 Westbourne Road.

The application to install solar PV panels on an existing building roof at Bartlett Business Park, Huntingdon Road, did not require prior approval.

#### **P5 26/27 Applications & Revised Applications**

a) F/YR26/0337/VOC -Variation of condition 08 (access delivery) of planning approval F/YR19/0834/O (Erect up to 248 dwellings with associated site infrastructure including creation of new vehicular accesses, internal roads, landscaping, open space, drainage and a new off-site section of footway along the A141 (Fenland Way) to allow re-wording of condition 08 for land at Womb Farm, Doddington Road - *Noted*

b) F/YR26/0339/TRCA - Fell 1 Ash tree and works to 4 Sycamore trees within a conservation area at The Old Rectory, Church Lane - *Support*

c) F/YR26/0351/TRTPO - Works to 1 Eucalyptus tree covered by TPO 01/2026 at 23 Station Street - *Support*

d) F/YR26/0358/VOC - Variation of condition 8 (archaeology) relating to listed building

consent F/YR24/0434/VOC (Variation of condition 3 (Salvageable Material), 6 (Rainwater Goods), 7 (Pipe and Extract Ventilation and Meter Boxes) and 8 (Archaeological Work) of listed building consent F/YR20/0795/LB (Internal and external works to listed buildings to form 2 x 3-bed and 1-2-bed dwellings and extension to dwelling/shop) at 11-13A and land east of 3-11A High Street - *Noted*

e) F/YR26/0357/VOC - Variation of conditions 2 (scheme for the phasing), 10 (external lighting), 11 (bin store), 12 (management and maintenance plan), 13 (contamination), 14 (construction management plan), 16 (on-site parking), 17 (vehicular access) and 18 (archaeology) of planning permission F/YR24/0439/VOC (Variation of condition 3 (Salvageable Material), 7 (Rainwater Goods), 8 (Extract Ventilation and Meter Boxes), 13 (Contamination Report), 14 (Construction Management Plan) and 18 (Archaeological Work) relating to planning permission F/YR20/0780/F (Part change of use of existing buildings to form 3 additional dwellings and erect 2no dwellings involving the demolition of existing outbuildings, a sun room and walls within a conservation area and extend existing dwelling/shop) to enable the works to be carried out in phases at 11-13A and land east of 3-11A High Street – *Noted*

f) F/YR26?0374/A - Display of 4 signs: 3 x internally illuminated wall mounted signs and 1 x non-illuminated totem sign at land north of Fenton Way Business Park, Fenton Way – *Support*

g) F/YR24/0379/F - Erect double garage involving demolition of existing car port at Milestone House, Chatteris Road, Somersham - *Support*

## **P6 26/27 Any Other Business**

Consultation: The Council had been asked to complete a survey into the proposed lighting projects for Wenny and Furrowfields Recreation Grounds. Since the proposals came from the Town Council it was agreed to support the suggestions.

Disabled Persons Parking Bay: An application had been received to install another disabled persons parking bay in Newlands Road. It was agreed to support the application.

Footpath Closure: Notification had been received of plans to make an order to close Footpath 32 between the 1<sup>st</sup> and 3<sup>rd</sup> July. The footpath runs between 66 and 74 The Elms. The order was needed to install ducting and members asked what the ducting was for and who would benefit from it.

