

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers, 14 Church Lane, Chatteris, on Tuesday 25th November 2025

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

P27 25/26 Apologies for Absence

Apologies for absence had been received from Cllr S Unwin

P28 25/26 Appeals, Decisions & Withdrawn Plans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:

Fell 2 Poplar trees within a conservation area at 12-16 Market Hill.

Erect a dwelling at land west of 114 High Street.

Alterations to an outbuilding of existing dwelling at 1 London Road.

Variation of conditions relating to planning permission for change of use of land to a builder's yard, the erection of 2 sheds and retention of 3 containers and static caravan and part change of use of general purpose building to accommodate a fitness studio at Kestrel Farm, London Road.

Installation of 4 replacement windows to a Listed Building at 5 Chatteris House, 17 High Street.

Change of use of unit 2 from B2/B8 (storage and distribution) to mixed use (storage and distribution, offices and sales area), including extension of mezzanine floor at Nightlayer Leek Company Limited, Dean Drove.

Variation of condition 3 of planning permission for change of use of commercial building to 1 dwelling and erection of extension to front at Coach House Hub, 12 Station Road.

Installation of 2 replacement timber sash windows at 4A Wenny Road.

Works to a Sycamore tree covered by TPO at 5 Belmont Gardens.

Change of use of existing storage barn to gym with associated parking at Carters Bridge Farm, Doddington Road.

The application for change of use from dwelling to short-term holiday let (retrospective) at Wildflower Barn, Stocking Drove, was refused planning permission due to an intensified use having a harmful effect on the rural and tranquil character of the area.

P29 25/26 Applications & Revised Applications

a) F/YR25/0258/VOC - Application for a variation of condition 7 (Southern Access), removal of condition 16 (LEAP) and the removal of the Affordable Housing Provision pursuant to Planning Permission F/YR22/0967/FDL (Outline application for the erection of

up to 80 dwellings with access committed) at land east of The Elms – *Recommend Refusal and strongly object to the proposal. There are no section 106 agreements which will benefit the town, despite the fact that the land was sold by FDC for a profit. The town will gain nothing from this development. Affordable housing, which is badly needed for the young people of the town was to be the only benefit for the community and the proposal is now to remove that element. The Town Council continues to dispute the viability report and notes that it appears that FDC keeps on getting viability reports until it gets the answer it wants. The Council believes this FDC application should be determined by another authority, such as the County Council, as there is clearly a conflict of interest.*

b) F/YR25/0836/PIP - Permission in principle to erect 1 dwelling at land north west of 14 Curf Terrace - *Support*

c) F/YR25/0857/VOC - Removal of condition 05 (balcony) and variation of condition 06 (approved plans) relating to planning approval F/YR20/1120/RM (Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR19/010/O and appeal APP/D0515/W/19/3239941 to erect a dwelling (3-storey, 3-bed) and associated works) to enable design changes at land east of 24 Pound Road – *Recommend Refusal, loss of residential amenity, height and windows have created privacy and overshadowing issues for existing dwellings. Dwelling constructed has an adverse impact on the character and appearance of the area.*

d) F/YR25/0863/PIP - Permission in principle for up to 4 dwellings at land north east of 134 London Road – *Support. Request contribution towards the cost of a footpath along London Road from the Stocking Drove junction to Seasons Garden Centre.*

P30 25/26 Any Other Business

Traffic: The Clerk said she was due to attend a meeting with a County Highways Officer to discuss Persimmon Homes obligations to improve footpaths in Doddington Road and the A142 and Slade End roundabout. Plans had arrived but they did not appear to show the extension of the footpath along the A142 from the travellers' site to the underpass which was the main concern for the Town Council. The Clerk promised she would query the proposals. The Council had been asked if they had any objections to proposals for a Temporary Prohibition of Traffic Order on Stocking Drove which would be closed between the 5th and 9th January. This was in order to facilitate pipe, headwall connection and associated works. There were no objections. Cllr Hay said works to Blackmill Drove were planned in order to facilitate the connection of the new Fairbairn Way development to the sewage system.

Gibside Avenue: The Clerk had received an email from one of the residents concerned about the development of the land north of Gibside. The resident said contrary to the views expressed by one resident at the Town Council meeting, the majority of residents were still wholly opposed to the development. She acknowledged they should have attended the Town Council meeting when the decision (recommendation) was made and said they would continue to fight the proposals and were awaiting an imminent decision from land registry.

Response to Reservoir Consultation:

Members considered all the questions posed in the phase three consultation feedback form for the Reservoir. They completed the form with the following comments:

Main Reservoir Site:

- i) Agreed all the recreational activities listed are important along with wild swimming.
- ii) Agreed to express disappointment that the main recreational hub is not nearer to Chatteris.
- iii) Agreed all features listed for main visitor centre were needed

Western Zone (nearest to Chatteris):

- i) Agreed recreation facilities for the area should be encouraged, and agreed with the visitor centre proposal.
- ii) On the access route from the A142, agreed that a roundabout at the junction with New Road and the road to Manea is essential as it is a red route with a proven accident record. It is imperative that the safety of the junction is improved as there will be a significant amount of traffic in the area, especially large vehicles servicing the water treatment works and constructing the reservoir and water treatment works.
- iii) On access to the area for non-motorised users, agreed that a signalled crossing across the A142 is not suitable as it would be dangerous for pedestrians (particularly children) and would cause hold-ups on a busy road. An underpass is far more suitable – the underpass near Tesco's works well and does not flood. The underpass should be sited near the New Road junction. If an underpass is rejected there should be a bridge over the road similar to the one proposed near Doddington.
- iv) Agreed to all the features listed for the secondary visitor hub.
- v) Agreed to ask if there were any plans to provide accommodation – such as suitable accommodation for school groups.

Eastern Zone (nearest to Manea):

- i) Agreed the B1098 needs to be improved if it is to be used as an access route.
- ii) Agreed to the features suggested for the smaller visitor hub.

Water Treatment Works:

Agreed suitable screening and landscaping for the treatment works is essential.

Constructing the Reservoir:

- i) On transport by road agreed Route 1 (A141 from Ring's End to entry point near Doddington) is the best option; Route 4 (A10, A142 from near Cambridge, past Ely to entry point near Chatteris) is the worst as it is the most congested.
- ii) On transport by rail it was agreed Whitemoor is not suitable and Manea sidings is preferable but a new road link is essential.
- iii) On construction workforce it was agreed accommodation would be needed for the workforce and there is insufficient provision across the whole of the region at present.
- iv) On the power supply, it was agreed that wherever possible solar panels should be erected on buildings and covered car parks. There were concerns that floating solar panels might restrict the leisure opportunities.

Associated Water Infrastructure

It was agreed to point out that the local roads needs to be improved before construction begins as the soil-affected roads are in such a poor state and they would also need to be improved when the construction work is over.

Experience of Consultation

Councillors are pleased that the project team appears to be listening and have been taking on board comments made during consultations.

The above comments will need to be ratified (and if necessary added to) by the full council ahead of submission before the deadline of 10th December.