

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), L Ashley, J Fuller-Gray, A Hay and S Unwin

P11 26/27 Apologies for Absence

An apology for absence had been received from Cllr M Siggee.

P12 26/27 Appeals, Decisions and Withdrawn Plans

Notification had been received of the results of two appeals.

The appeal against FDC's refusal to grant planning permission for 152 two-storey dwellings houses, with construction of new accesses off the A142, together with garaging, parking, LEAP, landscaping, infrastructure and all enabling works at land south of The Elms was allowed. As a result, planning permission was granted and the appeal applicant, Abbeymill Homes, had lodged an application for costs against FDC.

Cllr Unwin was horrified by the decision and said allowing the accesses on to the A142 meant it was a death sentence. She pointed out the road was part of a red route which was already dangerous and that danger would increase with the proposed new anaerobic digester, construction of the reservoir and the newly opened crematorium.

The Clerk explained that the Planning Inspectorate's decision was final.

Cllr Unwin suggested the Council should issue a statement in the press condemning the decision and pointing out both the Town Council and FDC had opposed the plan on safety grounds.

The appeal against a condition imposed when FDC granted planning permission for change of use of land for residential use, the siting of a mobile home to be used as an annex and the removal of an existing mobile home at Bromsgrove House, Honeysome Road, was dismissed. As the appeal was dismissed this removed the planning permission previously granted. (The condition disputed was the one that stated the occupation of the mobile home should cease no later than three years from the date of the decision, the mobile home should be removed from the site and the land reinstated to its former condition, unless planning permission had been granted to extend the period of occupation.)

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

Erection of 4 dwellings involving formation of an access at land north east of 134 London Road.

Erection of 1 self build dwelling (outline application with all matters reserved) at garden land at Honeybank, Second Drove, Swingbrow (2024 application).

Change of use of land to form extension to industrial estate (B2 use); erection of 1 maintenance workshop, 2 production sheds, 5 support units and perimeter fence at land east of Fenton Way.

Permission in principle to erect 1 self-build dwelling at land south of 5 First Drove, Swingbrow.

Erection of 1 dwelling and the formation of an access at land north of 120 London Road.

Variation of conditions relating to listed building consent F/YR20/0795/LB (internal and external works to listed buildings to form 2 x 3-bed and 1 x 2-bed dwellings and extension to dwelling/shop) at 11-13A and land east of 3-11A High Street.

Reserved matters application relating to detailed matters of access, appearance, landscaping, layout and scale (plot 1 only) pursuant to outline permission for the erection of up to 6 dwellings at land south of Ferry Farm, London Road.

Works to 1 Goat Willow tree within a conservation area at 13 London Road.

Works to 2 Crab Apple trees within a conservation area at land west of 15 Huntingdon Road.

Works to 1 Sycamore, 1 Yew, 1 Plum, 1 Holly and 5 Conifer trees within a conservation area at 17 East Park Street.

P13 26/27 Applications & Revised Applications

a) F/YR26/0654/RM - Reserved matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR23/0349/VOC to erect 249 dwellings inclusive of open space and associated infrastructure (Phase 2) at land south east of Chatteris, off London Road – *Support, request payment of £2,000 per property for community benefit for Chatteris.*

b) F/YR26/0673/F - Installation of 1 Pergola at 27 Linden Drive - *Support*

c) F/YR26/0682/VOC - Variation of condition 08 (access) and condition 12 (list of approved plans) relating to planning permission F/YR25/0530/F (Change of use of existing paddock land to dog exercising areas including the erection of 2 shelters, a detached dog grooming hut and a 1.8m high boundary fence, and the formation of associated hardstanding) to allow for design changes to dog grooming area at land south of Wenny House, Iretons Way - *Support*

d) F/YR26/0694/F - Change of use of land for domestic purposes at land north of Milestone House, Chatteris Road, Somersham - *Support*

e) F/YR25/0905/F - Revised application for construction of extension to existing anaerobic digester plant including: 8 digesters, 4 post digesters with 4 technical buildings, 2 pump buildings and 10 feed hoppers, 1 gas entry unit, 2 process gas upgrade areas, 2 separation bunkers, 1 straw processing building, 1 dry digestate storage building, 2 flare stacks, 1 site office and 2 balancing ponds (part retrospective) at land north west of Mepal AD Plant, Iretons Way - *Strongly recommend refusal. This is an enormous extension to a facility which already causes major problems with traffic congestion and filthy roads, which*

add to the dangers of a red route. Roads are subsiding under the weight of the large vehicles. The congestion on the roads is also likely to increase when work begins on the reservoir and the housing development south of The Elms (which will have accesses on to the A142). There is also increased traffic due to the crematorium.

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 with the extension. The straw processing building represents a fire hazard and will increase air pollution to the detriment of Chatteris residents who suffer from lung conditions. There is also significant light pollution which will also increase.

However, the Town Council recognises that this application is likely to be approved and sees no reason why an obviously very successful business should not make a contribution to the communities it affects. There should be significant Section 106 contributions for the communities of Chatteris, Mepal and Manea and mitigation in the form of safety measures on the A142, including more regular cleaning of the road, average speed cameras 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.

f) F/YR26/0697/F - Change of use from retail to hot food and takeaway, and conversion of first-floor store to 1 flat with associated bike and bin store at 10 High Street - *Support*

g) F/YR26/0701/AG1 - Erect an agricultural storage building at land south of The Haven, Huntingdon Road – *Support*

h) F/YR26/0707/LB – Internal works to a Listed Building including removal of fireplace and installation of partition and doors at 97 High Street – *Support*

i) F/YR26/0709/TRTPO - Works to a group (A11) of Elm, Ash and Oak trees and 1 Poplar tree covered by TPO 01/1967 at Chatteris Footpath 32 – *Support, welcome works.*

j) F/YR26/0717/TRTPO - Works to 2 Yew trees covered by TPO 05/2015 at 1A St Martins Road – *Support*

Cllr Fuller-Gray said she had visited the David Wilson/Barratt Homes site off London Road, currently under construction, and had noticed a banner which stated the companies gave to the community. She suggested local sports clubs in need of funding should contact the companies.

P14 26/27 Neighbourhood Plan, CIL and Sec 106 Explanations

At the request of a councillor the Clerk had researched the exact differences between CIL (Community Infrastructure Levy) and Section 106 Agreements. Members had a copy of the following information:

CIL: A fixed charge per square metre of new floor space, set by the council and payable by any qualifying development regardless of its individual impact. It is non-negotiable and applies to most new buildings and extensions that create 100 square metres or more of new floorspace or involve creating one or more new dwellings.

S106: A legally binding contract between developers and local authorities in England, It is negotiated on a case-by-case basis during the planning process and can require developers to contribute to the infrastructure and services needed to support the development.

The aim of both agreements was to ensure new developments contributed to the infrastructure of the and community resources they relied upon.

At present FDC only negotiated Sec 106 Agreements and did not operate CIL.

Under CIL if a parish had a Neighbourhood plan 25% of the sum collected by the district council was paid to the parish and the sum was uncapped. Without a Neighbourhood Plan the sum paid was 15% capped at £100 a dwelling.

P15 26/27 Any Other Business

Chatteris Wind Farm: Notification had been received of a proposal to develop a wind farm with 15 very large wind turbines to the south of Chatteris, near Mepal, Sutton and Somersham. The proposal (and a sister development near Littleport) would be classed as a Nationally Significant Infrastructure Project and would be determined by the Government. The 15 turbines near Chatteris would be capable of generating up to 126 (MW) of electricity. A drop-in event giving people the opportunity to learn more about the proposals would be held at Mepal Village Hall on the 14th October from 4pm to 8pm.

The company behind the proposal also offered to attend a council meeting and it was **agreed** to invite them along to the next planning working group meeting on the 27th October, to begin the meeting early at 6.30pm and to open the meeting to all councillors.

In the meantime, the Council had been consulted on the scoping process for an Environmental Statement which would be required when the application was submitted. Councillors **agreed** that they should make the point that the Wind Farm should not be constructed on a flight path for migratory birds. There were also concerns that the positioning of the turbines could result in the smells from the anaerobic digester being directed towards Chatteris and this factor should be taken into consideration.