Agenda Item 1

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers, 14 Church Lane, Chatteris, on Tuesday 29th April 2025

Present: Cllrs L Ashley (Chairman), J Fuller-Gray, A Hay, A Jones, V Joyce, P Murphy, S Selman, M Siggee and S Unwin. The meeting was open to all councillors and Cllr C Marks attended as District Councillor for Chatteris. Cllr Carney listened in to the presentation from Anglian Water.

P32 24/25 Apologies for Absence

There were no apologies for absence.

P33 24/25 Speakers from Anglian Water re: Fens Reservoir Project

Three representatives of the Fens Reservoir Project team attended the meeting to give a presentation updating members on progress on the project and they also answered a series of questions.

After an informative briefing the three representatives and Cllrs Jones, Murphy, Selman and Marks left the meeting.

P34 24/25 Appeals/Decisions/Withdrawn Plans

The Clerk updated members on the latest planning decisions from Fenland District Council. The following had all been granted permission:
Single-storey side extension to Greenacres, 2 Ronalds Way.
Single-storey extension to the King Edward Centre.
Creation of 3 dwellings involving conversion of existing shop to ground floor flat and conversion of café and first floor to 2 dwellings at The Green Welly, Doddington Road.
Variation of conditions for erection of office block and production sheds at land east of Fenton Way.
Erection of 1.8m fence to enclose garden at 19 Farriers Gate (TC recommended refusal).
Erection of 2-storey extension to 24 The Hawthorns.
Reserved matters application for the erection of 9 dwellings at 2 Doddington Road.
Erection of 2-storey rear extension to 31 Southampton Place.
External and internal works to a Listed Building at 7 West Park Street.
Erection of single storey rear extension, replacement of windows and installation of new gates and air source heat pump at 7 West Park Street.
Variation of conditions for development of 80 dwellings at land east of The Elms.
Works to a Lime tree covered by TPO at land south of 14 St James Close.
Erection of single-storey extension with balcony above at 9 South Park Street.

P35 24/25 Applications and Revised Applications

a) F/YR25/0258/VOC - Variation of condition 7 (southern access) and removal of condition 16 (LEAP) of planning permission F/YR22/0967/FDL (erect up to 80 dwellings (outline application with matters committed in respect of access)) at land east of The Elms – *Already determined. Cllr Unwin warned that by removing the condition requiring another vehicular access to the site (meaning all traffic would have to enter the site via St Martins Road, Birch Avenue and The Elms) there would be accidents and possibly even a death. She said this would be on the heads of FDC and FDC should have listened to the concerns of local people.*

b) F/YR25/0260/F - Erect a single-storey rear extension, involving demolition of existing conservatory, at 7 West Park Street - *Support*

c) F/YR25/0261/LB - External and internal works to a Listed Building: Single-storey rear extension involving demolition of existing conservatory, installation of new gates and air source heat pump to side of dwelling and replacement of existing sash windows with new timber sash windows at 7 West Park Street - *Support*

d) F/YR25/0298/TRCA - Works to 2 London Plane trees and 1 Hawthorne tree within a Conservation Area at 8a Park Street - *Support*

e) F/YR23/0762/F - Revised application for the erection of one building (B8 use) and associated works at land north of Fenton Way Business Park, Fenton Way - *Support*

f) F/YR25/0307/F - Change of use of land to form extension to Industrial Estate (B2 use); erect 1 maintenance workshop, 2 production sheds, 5 support units and perimeter fence (2m high mx) with associated infrastructure, landscape and attenuation pond at land east of Fenton Way – *Support. The Town Council wishes to point out that a statement in the Planning , Design and Access Statement under the heading 'pre-application discussions' is not entirely correct. The meeting did take place but the council did not conclude that the proposed development would be a welcome addition to the area. Councillors listened to the proposals and asked questions but did not express an opinion as this would be seen as pre-determination ahead of the application. (The minutes of the meeting are available on the Council's website).*

g) F/YR25/0308/F - Erect a first-floor extension at 18 The Hawthorns and part single-storey, part 2-storey side extension and single-storey and first -floor rear extensions at 20 The Hawthorns and insertion of 2 upper-floor side windows to existing dwellings at 18-20 The Hawthorns - *Recommend Refusal. This application should have been two separate applications. The Town Council has no objections to the proposed extension to 20 The Hawthorns but does object to the new side window proposed at 18 The Hawthorns which will overlook 17 The Grove and affect the owners privacy/amenity. As a result of this objection the Council has to recommend refusal on the plans for both properties.*

h) F/YR25/0302/F - Erect 2 dwellings at land west of 114 High Street – *Support*

i)F/YR24/0952/RM - Amended plans for Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR23/0349/VOC, to erect 245 dwellings, and associated landscaping and infrastructure (Phase 1 and part Phase 2) at land south east of Chatteris, London Road - *Recommend Refusal. The Town Council agrees with Highways concerns that the application is not supported by sufficient transport information to demonstrate that the proposed development would not be prejudicial to the satisfactory functioning of the highway. Councillors believe infrastructure should go in before house building begins, including the access from the A142, to support the construction phase.*

j) F/YR25/0327/TRCA - Works to 2 Cherry trees within a conservation area at 5 Victoria Street – *Support*

P36 24/25 Any Other Business

Cllr Hay said she had been contacted by the local Police Officer regarding complaints that Mick George lorries were disobeying the weight limit and using Victoria Street. The officer said she was hoping to monitor the situation and would also be looking at a sign which was apparently in a state of disrepair.