

## **Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers, 14 Church Lane, Chatteris, on Tuesday 29<sup>th</sup> July 2025**

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

### **P9 25/26 Apologies for Absence**

Apologies for absence had been received from Cllrs S Unwin and J Carney. Cllr Carney had sent his recommendations on applications a) to f).

### **P10 25/26 Appeals, Decisions & Withdrawn Plans**

Notification had been received that an appeal against Fenland District Council's refusal to grant planning permission for extensions to 30 Railway Lane, had been allowed and planning permission granted for a two-storey rear extension and the raising of the roof height to create a first-floor level including the insertion of 2 dormer windows to the front and 2 roof lights to the side.

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

Erection of 70 dwellings at land west and south of 74 West Street.

Reserved matters application relating to detailed matters of appearance, landscaping, layout and scale of plot 3 at land north-west of 24 Willey Terrace.

Erection of one building for B8 use and associated works at land north of Fenton Way Business Park, Fenton Way.

Reserved matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to the erection of 1 self-build/custom dwelling at land to the west of 130 London Road.

Works to 2 Plum trees within a conservation area at 20D London Road.

Erection of a 2-storey side extension and a part single-storey/part first-floor extension to rear at 20 The Hawthorns

The application to erect up to 4 dwellings (outline application with matters committed in respect of access) involving alterations to 18 Clare Street was refused planning permission. The Town Council had recommended refusal. The main reasons for refusal were that the development would be at odds with the character of the area as it would result in dense back land development, noise impact from the highway, close proximity to the roundabout, poor layout and cramped form of development with limited usable amenity space for both existing and proposed dwellings and risk of surface water flooding

### **P11 25/26 Applications & Revised Applications**

- a) F/YR25/0529/TRCA - Works to 8 Silver Birch trees and 1 Larch tree within a

Conservation area at 20B London Road - *Support*

- b) F/YR25/0530/F - Change of use of existing paddock land to dog exercising areas including the erection of 2 x shelters, a detached dog grooming hut and a 1.8m high boundary fence and the formation of associated hardstanding at land south of Wenny House, Iretons Way – *Will only support if fencing is of industrial grade, 2 metres high and set into ground and there is a double gate system at the entrance to each field. These conditions should be imposed on safety grounds due to the fields' close proximity to the A142.*
- c) F/YR25/0105/VOC - Variation of condition 2 (detailed drainage design) and 17 (list of approved plans) relating to planning permission F/YR23/0211/F (erect a store/distribution building and associated works) relating to design changes including smaller footprint of building and insertion of mezzanine level, reduced attenuation area and relocation of entrance gates at land north of Frans House, Fenton Way – *Support*
- d) F/YR25/0540/VOC - Variation of conditions 4 (foul and surface water drainage), 5 (temporary facilities), 8 (levels) 9 (refuse bin), 10 (footpath), 11 (hedgerow) & 16 (list of approved drawings) of planning permission F/YR23/0730/O (Erect up to 6 dwellings and the formation of 2 x accesses (outline application with matters committed in respect of access) at land south east of Highfield Lodge, Doddington Road – *Noted*
- e) F/YR25/0544/VOC - Variation of condition 4 (list of approved drawings) of planning permission F/YR23/0573/F (Change of use of 6 x agricultural units to B2 and/or B8 use (storage and distribution), alterations to Unit 2, including insertion of windows to northeastern elevation, and increase area of mezzanine level at Nightlayer Leek Company Limited, Dean Drove – *Support*
- f) F/YR25/0550/VOC - Variation of condition 01, 03, 04, 06, 08 and 09 (approved plans), relating to planning permission F/YR25/0185/RM (Reserved Matters application relating to detailed matters of access, appearance, landscaping, layout and scale pursuant to outline permission F/YR23/0077/O to erect 5 x dwellings (outline application with all matters reserved)) relating to changes to materials, windows and drawings at Land South Of Ferry Farm London Road And Accessed off Stocking Drove – *Noted (Cllr Fuller-Gray declared an interest and left the room when the item was discussed).*
- g) F/YR250557/TRTPO - Works to 1 Sycamore tree covered by TPO 11/1968 at The Ferry, London Road – *Support*

**P12 25/26 Street Naming**

The Council had been asked to suggest two names for the development on land west and south of 74 West Street. Cllr Ashley suggested they should reflect the land's close proximity to the Town Football ground and put forward the idea of The Lilies.

It was agreed this was a good idea and after a discussion it was agreed that the second name should be Binder Way, after a former football trainer Arthur Binder.

It was agreed to put both suggestions to the full council before submitting them to the District Council.

**P13 25/26 Any Other Business**

Members discussed an issue at Fairway/Gibside where developers had fenced the back entrances and gates to a number of homes after purchasing the land. Those affected were taking legal advice and making formal complaints following suggestions from Cllr Hay and the Clerk.