

Notes of a meeting of Chatteris Town Council's Planning Working Group held at the Council Chambers, 14 Church Lane, Chatteris, on Tuesday 28th April 2026

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

P45 25/26 Apologies for Absence

An apology for absence had been received from Cllr J Carney, who had submitted his comments on applications a) to e).

P46 25/26 Appeals, Decisions & Withdrawn Plans

The Clerk had been informed that the application for Permission in Principle for the erection of up to 5 dwellings at land south east of Ferry Farm, London Road, would be considered by FDC's planning committee the following day with a recommendation to refuse the application. The Town Council had supported the application.

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

Modification of planning obligation attached to planning permission F/YR19/0152/O relating to the provision of 100% affordable housing and a reduction in education contributions to £100,00 (£2,00 per plot) at land south of 8 – 59 Fairbairn Way.

Felling of a Birch tree within a conservation area at 9 Park Street.

Application for variation of condition 7 (southern access), removal of condition 16 (LEAP) and removal of the affordable housing provision pursuant to the planning permission for up to 80 dwellings at land east of The Elms.

Erection of a dwelling (retrospective) at plot 3, land west of 130 London Road.

Permission in principle to erect a dwelling at land north of 14 Curf Terrace.

Variation of conditions relating to planning permission for 3 dwellings at land west of 130 London Road.

Erection of 4 dwellings at land north east of The Grange, London Road.

P47 25/26 Applications & Revised Applications

a) F/YR26/0260/LB - Internal and external works to a listed building involving reinstating 2 former windows, replacing existing external door and removal of internal sections of walls, blocking of existing doors and setting new floor coverings at 8 Market Hill - *Support*

b) F/YR26/0265/LB - Internal works to a listed building involving internal stud wall to create a hallway from the top of the stairs on the first floor through to bathroom at 48 New Road - *Support*

c) F/YR26/0056/RM - Revised application for Reserved Matters application relating to detailed matters of appearance, landscaping, layout and scale pursuant to outline permission F/YR23/0517/O to erect 9 dwellings involving the demolition of existing dwelling and stables at land east of 13B Bridge Street – *Recommend Refusal. Councillors believe 7 could be accommodated with the correct mitigating factors but 9 properties represents an overdevelopment of the site and will exacerbate existing surface water drainage and flooding issues. There are also concerns about the access, particularly as the number of vehicles entering and leaving the site will increase.*

d) F/YR26/0272/F - Erect 4 dwellings involving formation of an access at land north east of 134 London Road – *Support but do not think the developer should be liable for the full costs of re-instating the footpath along London Road. This is penalising one developer when there have been many other developments in the area and the County Council have failed to upkeep the path. The developer is willing to make a contribution to the costs of the path but expecting him to pay the full price could make the development unviable. (Cllr Unwin declared an interest).*

e) F/YR26/0288/F - Erect a single-storey extension to rear of existing dwelling with balcony over, involving demolition of existing conservatory at 94 Bridge Street - *Support*

f) F/YR26/0289/O - Erect up to 4 dwellings involving the demolition of existing building (outline application with matters committed in respect of access) at land south of 22 South Park Street – *Support (Cllr Siggee declared an interest)*

g) F/YR26/0290/F - Retention of 1 monitoring borehole and associated headworks at land north east of Horseshoe Farm, Chatteris Road, Somersham – *Support*

P47 25/26 Disabled Parking Bay Request

An application had been received to install a disabled persons parking bay outside 24/26 Victoria Street. Members agreed to strongly object to the proposal as another disabled parking bay had recently been installed along the road which had reduced the number of general parking spaces available by at least two. It was only possible to park along one side of the street, which had very little off street parking, so disabled parking spaces, which took up two spaces, were installed to the detriment of other people who lived along the street.

P48 25/26 Any Other Business

More information about proposed changes to planning committees had been received. If approved the scheme would give the Secretary of State the power to determine which planning applications should be delegated to planning officers for a decision and which should go to a planning committee. The size of a planning committee would be capped at 13.

