

OFFICER DECISION RECORD

CMT Officer: Peter Catchpole, Section 151 Officer	Service: Business and Economy
Lead Officer: Mark Greenwood, Head of Property, Assets and Major Projects	Delegated Power Being Exercised: Table 4
Subject of Decision: Land south of 55a Wood Street, Chatteris	

Decision Taken: Agreement of overage payment.	
Reason for the Decisions: To settle the Council's entitlement to an overage payment.	
Alternative Options Considered (if appropriate): Not applicable.	
Background/Reports/Information considered and attached: 1.The site is located south of 55a Wood Street, Chatteris and sits to the front of the car park of the Chatteris Leisure Centre. The site was sold at auction on 13/3/2023 for £100,000 with the benefit of an outline planning consent (ref: F/YR22/0939/FDC) granted on 16/11/22 for 2 houses. 2.There is an overage provision in favour of the Council that requires 50% of the uplift in value created by a planning consent, providing a gross internal area (GIA) greater than that of the indicative layout of the outline planning consent, that being 180sqm GIA. 3.The purchaser has subsequently been granted planning consent (Ref: F/YR23/0318/RM) for 2 houses with a total GIA of 207sqm. This therefore triggers an overage payment. 4.The overage due has been calculated on a pro rata basis. The GIA has increase by 15% over that of the indicative scheme (180sqm vs 207sqm), applying this to the base value (purchase price) of £100,000 there is an uplift in value of £15,000. The overage is based upon 50% of the uplift and so £7,500 is the appropriate overage payment now due. 5. Agreement has been reached with the owner for an overage payment of £7,500.	
Officer's Signature: Peter Catchpole, S151 Officer	Date: 5 August 2025

Please forward to Democratic Services upon completion

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Date copy passed to Democratic Services 05/08/25	Implementation Date: (if not called-in) (Allow 5 clear working days after publication of decision)

Circulation: Democratic Services, Portfolio Holder, Officer and Accountancy.