

PLANNING COMMITTEE DATE: 4 February 2026

Agenda No: 9

REFERENCE NO: F/YR25/0808/RM

SITE ADDRESS: Land North Of, 2 - 8 Gibside Avenue, Chatteris, Cambridgeshire

PROPOSAL: Reserved Matters application relating to detailed matters of appearance, layout and scale pursuant to outline permission F/YR22/1186/FDC to erect dwellings and associated works

UPDATE

The following consultation comments were received from the FDC Assets & Projects team:

In principle the property team have no objections to the update application however if possible we would to see parking spaces not required for the new properties to be designated as general parking for the residents of Gibside and the immediate vicinity

A further letter was also received from an objector to the application. The letter raised concerns regarding outstanding prescriptive easement applications and concerns that this had not been addressed within the Committee Report.

Officer response

The submitted site plan details an additional 14 spaces over the requirement for the proposed dwellings, albeit it is acknowledged that these are not explicitly allocated. As such, the following additional condition is recommended:

Notwithstanding the submitted information, and prior to the commencement of development above slab level, a scheme for car parking, including parking allocation, shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first occupation of the development hereby approved, the proposed on-site parking shall be laid out and made available in accordance with the approved details and thereafter retained for that specific use.

Reason - To ensure the permanent availability of the parking in accordance with Policy LP15 of the Fenland Local Plan (2014).

Regarding the further letter of objection received, site ownership was discussed under paragraph 5.6 of the Committee Report. Site ownership is not a material planning consideration but rather a civil matter. This cannot be used as a reason to justify refusing the application.

Recommendation: No change to the recommendation which is to grant this application as per Section 11 of Agenda item 9 on page 112, subject to the inclusion of the above proposed condition.