

DODDINGTON PARISH COUNCIL

**Meeting of the Parish Council held in The Pavilion, Abbey Recreation Ground on
Monday 3rd November 2025 at 7.00 pm.**

Present: H Fisher, R Hopkins, J Jolley, I McNulty, D Slade and J Welcher. The Clerk, Roger Wilkin was present.

1. Apologies: - Apologies were received from Cllrs R Hufton (Chair), R Mason, J Shepherd. In the absence of the Chair, Cllr Fisher (Vice Chair) took the Chair.

2. Declaration of Interests: - No declarations were received.

3. Planning: -

a) **Revised proposal to a previous application:**

i. F/YR25/0538/F REVISED PROPOSAL. Erect 3 x piggery buildings involving demolition of 14 x existing buildings and formation of attenuation pond at Coneywood South Farm Coneywood Road Doddington.

The revision is: Amendment to red line boundary, amended site plan, additional information in terms of water supply, animal welfare, landscaping and BNG.

Members supported the alterations to the site boundary and amended site plan and passed no comment over the ongoing correspondence listed in the revision.

b) **New planning applications:**

i. F/YR25/0726/PIP Permission in Principal for 2 dwellings at land south of 29 Primrose Hill Doddington

ii. F/YR25/0730/PIP Permission in Principal for 2 dwellings at land north of The Quadrant Primrose Hill Doddington

Members agreed to considered the above two new applications together as they were in close proximity to each other and any comments made on one would be repeated on the other.

Members objected to both applications on the following grounds:

Location. This part of Primrose Hill, being a significant distance from the developed boundary of Doddington, is open countryside where any proposed development needs to be fully justified by special circumstances. None have been provided to support these two PIP applications and the applications therefore conflict with FDC's Policy LP3. In addition, there is a conflict with policy LP12 as both developments would have an adverse impact on the character of the surrounding countryside.

Access. This section of Primrose Hill has a speed limit of 60mph whether traffic has left Doddington travelling towards Chatteris or heading towards Doddington from Chatteris. Any traffic needing access to or from the development under application F/YR25/0726/PIP must join Primrose Hill. Traffic needing access to or from the development under application F/YR25/0730/PIP will initially join Dykemoor Drove, a badly maintained track, before joining Primrose Hill. This area of Primrose Hill has no street lighting or a footpath along the roadway to cater for pedestrians. These dwellings together with their occupational units will create additional traffic movements thereby increasing the risk of accidents on this busy, fast road.

Workplace Units. No justification has been given that demonstrates there is a need for workplace units in Doddington. Similar developments to those being suggested have been built in Manea and Chatteris. Over the time since their development a significant number of them have been converted into residential use by the dwelling or are now used as residential annexes for relatives.

iii. F/YR25/0729/PIP Permission in Principle for 4 workplace dwellings at land north of 10 Primrose Hill Doddington

Members noted that a previous application to develop up to 9 dwellings on this land under reference F/YR23/0133/PIP was refused permission. The area of land shown on that application is almost an exact replica of land used in the current application and therefore many of the comments made by the Parish Council in 2023 are still valid today.

In registering its objection to the current application, the Parish Council makes the following comments:

a) Primrose Hill is a busy 60mph road and traffic travelling from Chatteris towards Doddington firstly negotiates a fast right hand bend before continuing at speed past the site. Creating a development of 4 dwellings each with a large workplace building will result in a significant movement of private cars and business vehicles in and out of the development onto Primrose Hill and will create a road safety issue.

b) The site abuts the natural boundary of the village footprint and from that point westward there is open countryside on both sides of Primrose Hill with extensive views over agricultural land towards areas of woodland north of the site. This development would extend the existing linear features of the village by creating ribbon development which would set a precedent for any future development taking place outside the village and encroaching into the open countryside. The proposed development is not in keeping with the form of settlement at that end of the village and will adversely harm its character and appearance.

c) The open countryside, agricultural land and woodlands making up this site provide an extensive natural habitat for birds, animals and insect life. This development would have a detrimental effect on the ecological benefits of the area.

d) This planning application conflicts with policy LP3 in the current 2014 Fenland Local Plan which classifies Doddington as a Growth Village stating that development takes place within the existing urban area or small village extension. This applications location falls into neither of those classifications and therefore falls into open countryside. Development in open countryside would "need to be fully justified by special circumstances" and none have been provided with this application.

In addition, this planning application conflicts with the policy LP12 (Rural Areas Development Policy) in the current 2014 Fenland Local Plan. In Part A of LP12 this proposed development is contrary to points (c), (d), (e), (g) and (i).

e) Each of the 4 dwellings are due to have a large workplace unit in their curtilage. No justification has been given that demonstrates there is a need for workplace units in Doddington. Similar developments to those being suggested have been built in Manea and Chatteris. Over the time since their development, a significant number of them have been converted into residential use with the dwelling or are now used as residential annexes for relatives.

iv. F/YR25/0751/TRCA Fell 1 x silver birch tree and 1 x damson tree within a Conservation Area at 1A Church Lane Doddington
Members supported this application.

4. Remembrance Sunday 9th November 2025.

Members agreed that the Chair would lay the Parish Council wreath and Cllr Hopkins agreed to lay the CCC wreath on behalf of Cllr M Fisher.

5. Any Other Business:

No further business was raised, and the meeting closed at 7.37pm.