

MINUTES OF A **MEETING OF FOWLMERE PARISH COUNCIL PLANNING COMMITTEE**  
HELD IN THE **PAVILION ROOM, VILLAGE HALL, FOWLMERE**  
on **TUESDAY 14<sup>TH</sup> January at 7:30pm**

PRESENT: Cllr P Burge (Chairman), Cllr D Roberts, Cllr S Mulholland, Cllr C Howe and Cllr P Collinson

IN ATTENDANCE Ms K Byrne (Clerk), and Mr M Wright and Mrs V Wright (who left at 19:42)

**1. Apologies for Absence**

Cllr L Wragg, Cllr Lennon, Cllr Bearpark and Cllr M Vinton.

**2. Declarations of interest (*if any*)**

Cllr Roberts declared that if an application is later placed before South Cambridgeshire District Council (SCDC) she will approach any new information afresh. Also, because Cllr Roberts is a District Cllr at SCDC, the same applies and she will look at any application, which goes to SCDC, afresh.

**3. Minutes from Previous Meeting 17<sup>th</sup> December 2019 – Matters Arising**

The minutes were agreed as a true record, and were signed by Cllr Burge.

Item 4, S/4073/19/FL the garage conversion at 88 Chrishall Road has since been withdrawn. Regarding item 6, Appleacre Park (S/4002/19/VC), the letter to SCDC was sent on 8 January 2020.

**4. S/4081/19/FL – Hideaway, Lynch Lane, Fowlmere**

**Single storey rear extension**

A previous application on this property was recently approved; this is a new and separate application. Cllr Burge asked the members of the public if they wished to bring any points to the attention of Councillors.

Mr and Mrs Wright are the owners of Oakleigh House, next door to Hideaway (to the front and north of the Hideaway plot). Mr Wright said that the proposed extension would result in a building that runs along their boundary for 6.5m, would rise over the boundary fence by 1.5m, and would be approximately 2m away from their garden. The impact of this would be overbearing to their small garden, overshadowing half of it particularly in the summer. Mr Wright showed the PC some photographs of the existing view of the boundary from their garden and what the impact would be if the building goes ahead.

Cllr Mulholland said that a small garden is a primary amenity and that this level of overbearance by the proposed extension would be unreasonable. Cllr Roberts said that the effect on the neighbouring property is a material consideration as it is overshadowing. Cllr Roberts proposed recommending refusal, all concurred.

Fowlmere Parish Council recommends refusal due to the overshadowing of the neighbouring property. If the planning officers are minded to approve this application, then Fowlmere Parish Council request that it goes to the planning committee.

Mr and Mrs Wright left at 19:42.

**5. S/4252/19/FL – Cherry Tree Field, Shepreth Road, Fowlmere**

**Conversion of cowsheds to 3 bedroom house with internal annex**

The PC considered the application. Cllr Burge explained that there have been 2 previous applications under class Q (a form of permitted development which allows the change of use of certain buildings from agriculture to residential use); the first one was refused, the second was approved, which was to convert the sheds into 2 separate residences (has not been carried out). This new application is to convert the cowsheds into one large residence, which Cllr Burge said exceeds the maximum floorspace for a single dwelling that would have been possible under Class Q of permitted development.

The SCDC Local Plan (Chapter 7, Policy H/17) says that the reuse of building in the countryside for residential use will only be permitted where:

- a. The buildings are unsuitable for employment use, or it being demonstrated through marketing the development opportunity for at least 12 months at a realistic price, that there is no demand for their development for employment use;
- b. The buildings are structurally sound, not makeshift in nature and are of permanent, substantial construction;
- c. There will be an enhancement to the immediate setting of the buildings;
- d. The form, bulk, design, landscaping and materials used in the change of use and adaptation and any associated extensions are sensitive to the character and appearance of the building and locality;
- e. There is a safe vehicular site access.

Councillors had no knowledge of the property being marketed for the required time as an employment site.

Regarding point c) Cllr Burge said that impact from the road will be minimal. Cllr Collinson said that the proposed building will be higher than the existing barn and concern was expressed by all about the bulk of the resulting structure within the setting. Cllr Roberts said that the site is in the open countryside, which will be altered by this building, especially as this is going to be higher than the existing barn, which means it is a new build not a barn conversion. Cllr Roberts proposed recommending refusal, all concurred.

The Parish Council consider that the application fails on point a) as there is no demonstrated lack of opportunity for development as an employment site, on point b) as the existing building is insubstantial, on point c) as the proposed building does not enhance the area, and on point d) as the proposed building will be higher than the existing barn, which means it is a new build not a barn conversion.

Fowlmere PC recommend refusal. If the planning officers are minded to approve this application, then Fowlmere Parish Council request that it goes to the planning committee.

**ACTION – Cllr Burge to draft a letter to SCDC in response to this application**

#### **6. Other Matters and Updates (for information only)**

- a) Swan House – Cllr Burge had received some comments about the deteriorating state of Swan House, which is a listed building.

**ACTION – Clerk to put this on the PC agenda proposing that the PC draft a letter to SCDC**

- b) New planning delegation arrangements from SCDC. A letter from Mr Fulton went out to some Parish Councils about the delegation process. SCDC legal officer responded. In essence the planning director solely makes the decision about whether applications go to the planning committee, instead of elected representatives making this decision, which the PC thought was unacceptable.

**ACTION – Clerk to put this on the PC agenda proposing that the PC draft a letter to SCDC**

- c) The demonstrations for Public Access to SCDC's new planning website will be held at Chamber, 1st floor South Cambridgeshire Hall, SCDC on the following dates and times:
  - I. Monday 27th January, 10am – 12pm
  - II. Wednesday 29th January, 6pm – 8pm
  - III. Friday 31st January, 1pm – 3pm
  - IV. Friday 31st January, 6pm – 8pm
  - V. Wednesday 5th February, 6pm - 8pm

**ACTION – Clerk to let SCDC know that Cllr Burge wishes to attend on 29 January**

- d) Local Plan – a series of roadshow events are planned as part of the Issues and Options phase of the 2020 Local Plan. The nearest event is at Shelford Tesco Express between 12.00pm – 2.00pm on Tuesday 28<sup>th</sup> January. The PC noted the limited number of events outside of Cambridge city, and were disappointed about the apparent limited efforts being made to engage communities within the South Cambridgeshire District.
- e) Cllr Roberts had not heard anything more about the timing for the publication of sites that had been submitted for consideration in developing the Local Plan.

The meeting closed at 20.22.