

MINUTES OF A MEETING OF FOWLMERE PARISH COUNCIL PLANNING COMMITTEE

HELD ONLINE VIA ZOOM at:

<https://us02web.zoom.us/j/87868465457?pwd=NGZiUkxKNWNYWVNoM1BMbnRPN0E0Zz09>

Meeting ID: 878 6846 5457

Password: 291322

on **TUESDAY 26TH MAY at 7:30pm**

PRESENT: Cllr P Burge (Chairman), Cllr L Wragg, Cllr C Howe, Cllr R Lennon, Cllr S Mulholland, Cllr P Collinson and Cllr J Hobro (who joined at 19.35)
IN ATTENDANCE Ms K Byrne (Clerk), Mr and Mrs Townend (who left at 19.44)

Before the meeting began, the Chairman Cllr Burge advised the attendees that the Zoom session was going to be recorded but would not be widely distributed. There were no objections.

1. Apologies for Absence

There were apologies for absence from Cllr M Vinton. Cllr D Roberts tried to join the meeting via telephone but was unable to (although she tried numerous times).

2. Declarations of interest (*if any*)

Cllr Lennon declared an interest in item 7 as a resident of Apple Acre. Cllr Mulholland declared an interest in item 6 as he is a neighbour.

3. Minutes from Previous Meeting 19th March 2020 – Matters Arising

The minutes were agreed as a true record, and were signed by Cllr Burge; he will deliver the signed copy to the Clerk. There were no matters arising.

4. 20/01734/HFUL – Wetherlee, Thriplow Road, Fowlmere

Front and rear extensions with external remodelling to existing house

[Cllr Burge shared the screen on Zoom to show the relevant documents for this and the next 2 items.]

The PC considered the application. Cllr Mulholland said that the site is opposite the bus stop for the Sawston School, so suggested no deliveries be made to the site in the mornings until the school bus has gone.

Cllr Burge invited the members of the public to speak. Mr and Mrs Townend are neighbours who live opposite the site. Mr Townend said he is concerned about the size of the proposed window above the garage which will overlook their garden. He had requested a site meeting with South Cambridgeshire District Council (SCDC), and he plans to submit his own comments. The PC established that there are no sight-lines for the side elevation, and these would be required for making an informed decision.

Whilst in general the Fowlmere PC has no material concerns, a neighbour has raised a privacy issue regarding overlooking of the garden opposite. The PC did not feel able to assess this without side elevations and plans showing sightlines from the new enlarged first floor front windows into the opposite property. The PC suggests that officers request this further information to review whether there is a significant overlooking issue, and if so request modifications to the planned design to address this. Given the proximity of the bus stop to the property entrance, the PC also recommends applying a condition that there should be no deliveries to the site in the mornings until the Sawston School bus has left (if schools are open then).

5. 20/02056/FUL – Springfields, Fowlmere Road, Fowlmere

Steel framed agricultural barn

A previous similar application was reviewed in the last meeting (19 March 2020). Since then advice has been sought as to whether this application constituted permitted development – it does not, due to its proximity to the Fowlmere aerodrome so a full application is required. However, Fowlmere aerodrome have stated they have no concerns, as it would not interfere with their flight lines. Cllr Wragg said that the ecological survey shows that there are no concerns regarding adverse impact on known populations of protected species.

Following further discussion, Fowlmere PC has no objections to the barn being erected (neutral stance).

Cllr Wragg said that 'No objections' should be an option in addition to 'Support', 'Neutral' or 'Object'.

ACTION – Clerk to write to SCDC and say ‘No objections’ should be an option for ‘Stance’ on the Greater Cambridge Shared Planning portal

6. 20/01816/HFUL – 40 Chapel Lane, Fowlmere

Single storey side and rear extension following demolition of existing garage

Cllr Mulholland left the meeting temporarily at 19.51 as he had a declared interest in this item.

Cllr Burge said that this application, helpfully, shows the proposed and existing drawings side by side.

ACTION – Clerk to write to SCDC to recommend all applications show the proposed and existing drawings side by side as this helps in online meetings.

The PC considered the application.

Fowlmere PC has no objections (neutral stance), however, the PC recommends applying a condition that contractors park on site not on the road, given that the site is on a bend in the road.

Cllr Mulholland re-joined the meeting at 19.56.

7. S/4002/19/VC – Apple Acre Park London Road Fowlmere

Application withdrawn

The PC noted the withdrawal of the application.

8. Scheme of Delegation – SCDC Planning

Cllr Burge said that there had been a lively debate at the SCDC full council meeting on 21 May, where the Scheme of Delegation for planning applications was discussed. SCDC voted for a system where the Joint Director of Planning will make the final decision as to which applications get put to the Planning Committee, following consultation with the Chair and Vice-Chair of the Planning Committee; if there is disagreement then the application will be put to the Committee. A review is to be undertaken, and Parish Councils will be consulted on this.

Cllr Wragg strongly disapproved of SCDC’s course of action, and considered it unjustifiable. Cllr Collinson said that there is now no democratic oversight to the process. Cllr Howe recommended that Fowlmere PC should write again to SCDC to say the PC continues to object to this scheme, and remains gravely concerned. Cllr Burge said the PC should also express its wish to be consulted in the review.

ACTION – Cllr Burge and Wragg to draft a letter to SCDC and circulate to the PC; Clerk to send it to SCDC

9. Other Matters and Updates (for information only)

a) Stephen Kelly’s letter was briefly reviewed and noted.

b) 20/1368/TTCA – Robins Nest, Long Lane, Fowlmere

T.1 Mixed hedge mainly Maple & Laurel - Reduce height of trees to approx. 9 foot from ground level to match the height of Laurel hedgerow to allow more light to rear garden and less debris in garden

The application was noted. Cllr Collinson expressed concern about the nesting season.

ACTION – Clerk to write to SCDC to say there are no objections, but provision should be made to protect nesting birds

c) Following discussion, the PC decided that in future the PC should only use the Stance of ‘Neutral’ or ‘Object’ when it is considering a planning application for a private dwelling, but may use ‘Support’ if the application is one of community benefit such as an Exception Site development.

d) The PC decided that in future the Clerk should include only the link to the GCSP homepage, not individual applications’ pages. Cllr Collinson will advise on providing an easier way to include links to individual applications.

ACTION – Cllr Collinson and Clerk to write to GCSP to suggest ways to improve the landing pages on the portal

The next Planning meeting was scheduled for Tuesday 9 June at 7.30pm.

The meeting closed at 20.22.