

MINUTES OF A **MEETING OF FOWLMERE PARISH COUNCIL PLANNING COMMITTEE**
HELD IN THE **PAVILION ROOM, VILLAGE HALL, FOWLMERE**
on **TUESDAY 17TH DECEMBER 2019 at 7:00pm**

PRESENT: Cllr P Burge (Chairman), Cllr D Roberts, Cllr L Wragg, Cllr T Bearpark, Cllr M Vinton and Cllr P Collinson

IN ATTENDANCE Ms K Byrne (Clerk), Mrs D Woods, and Mr Bouton

1. Apologies for Absence

Cllr Lennon, Cllr S Mulholland and Cllr C Howe.

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.

Cllr Roberts said item 6 has been discussed before but she will come to it afresh, as will the PC.

Cllr Bearpark declared a pecuniary interest in item 6.

3. Minutes from Previous Meeting – 19th November 2019

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

4. S/4073/19/FL – 88, Chrishall Road, Fowlmere

Garage conversion to ancillary accommodation and associated works

The PC considered the application. Cllr Burge said the site is on the land behind Lanacre; the proposal is to convert a car port to a dwelling within its own right. As the site is outside the village envelop then this would be against the local plan. Cllr Roberts said that it is against planning policies, and other similar applications have been refused at appeal. Cllr Roberts proposed to recommend refusal, this was seconded by Cllr Wragg, all concurred. Fowlmere PC recommends refusal.

5. S/3466/19/FL – 56, Chapel Lane, Fowlmere

Two storey rear and side extension, porch extension, orangery extension

A previous application on this site had been refused as one of the rear bedrooms overlooked a neighbour. It has been redesigned in this application. The PC considered the application and had no concerns. Fowlmere PC has no objections.

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

Removal of condition 2 of planning permission S/1156/92/F

Cllr Bearpark left the room at 19:14.

The PC considered the application. In the recent planning meeting in November SCDC did not seek to defend condition 2 in Area D of Apple Acre Park, so the applicant has applied to have it removed. Cllr Roberts strongly recommended that SCDC does not give approval at this stage until the Inspector has carried out the formal appeal.

Cllr Roberts proposed that the clerk contacts the SCDC planning officer to ask for an extension to the deadline for comments until after Christmas, as some councillors have only just had sight of this application. If the extension is given, Cllr Burge or Cllr Roberts will draft a letter in response. It was proposed that the PC may contact Phillip Kratz for advice. All concurred.

ACTION – Clerk to contact the planning officer; Cllr Burge or Cllr Roberts draft a letter in response. Cllrs Burge or Cllr Roberts to contact Phillip Kratz for advice

Cllr Bearpark re-entered the room at 19:22.

7. S/4125/19/PA – Barn, Dotterell Hall, Cambridge Road, Balsham, Cambs

[On 17-Dec the address was corrected to Dotterel Farm, Royston Road, Fowlmere, Cambs, CB22 6SE]

Prior approval for a proposed change of use of agricultural building to 5 no. dwellinghouses

The PC considered this prior approval application. Agricultural buildings are permitted to change to C3 use (dwellinghouses) subject to certain criteria: no more than 5 separate dwellings, up to 3 of which can be 'larger dwellinghouses' (more than 100m² floor space) up to a maximum of 465m² floor space, and up to 5 can be 'smaller dwellinghouses' (no more than 100m² floor space); prior approval is also required with respect to transport and highways impact, noise impact, contamination risks, flooding risks, location or siting, and design.

Cllr Burge said that it is difficult for the PC to judge whether this application meets the conditions for conversion as there are no dimensions on the plans, which should be provided. The current use of the buildings is also difficult to judge as there is no information on this. Mr Bouton said that the building had been used recently for agricultural machines. Mr Bouton had circulated photos of the barn which show that it is in a poor state.

Cllr Roberts said that SCDC must not decide until the application comes back with more information to Fowlmere PC for its consideration. Cllr Vinton wondered about access to the site, and whether another barn will be built to house the agricultural machines.

Clerk to clarify with the SCDC planning officer whether this application meets the conditions, and to say that the PC has concerns about transport and access, which have not been addressed, as well as there being no dimensions provided on the plans.

8. S/4206/19/TP – 20, Chapel Lane, Fowlmere (for information only)

TPO No: 01/75 – C/11/17/029/01

This application was sent to the PC for information only as consent will be granted as a 5 day notice. The PC noted the application and has no concerns.

9. Housing needs survey – Chrishall Road

Possible exemption site

Cllr Burge said that the proposed scheme will be an entry level exception site. Cllr Burge, Roberts and Wragg are due to have a meeting with Uzma Ali at SCDC in the New Year about this, meanwhile SCDC have asked if the PC would be willing to support a housing needs survey. Cllr Burge said it would be useful to have a survey done. Cllr Wragg had concerns about who might be accepted to live in the houses once built. Cllr Burge said for an entry level exception site there are no local requirements, but a housing needs survey might show a need for local people to be housed. If the survey goes ahead, the PC might be asked to write a supporting letter. Following discussion, the PC agreed that it will support the survey and is willing to write a supporting letter, if required.

ACTION – Clerk to reply to Uzma Ali accordingly.

10. Other Matters and Updates (for information only)

The meeting closed at 19:46.