

MINUTES OF A MEETING OF FOWLMERE PARISH COUNCIL PLANNING COMMITTEE

which was held in the Pavilion Room, Village Hall

on **TUESDAY 9th August 2021 at 7:30pm**

PRESENT: Cllr P Burge (Chairman), Cllr D Roberts, Cllr C Howe, Cllr J Hobro, Cllr R Lennon and Cllr BJ Fulton

IN ATTENDANCE Ms K Byrne (Clerk)

Before the meeting, the Clerk advised the attendees that Covid-19 rules would still apply. The Clerk also stated that the meeting would be audio recorded.

1. Apologies for Absence

There were apologies for absence from Cllr L Wragg (illness), Cllr S Mulholland (personal commitment); Cllr P Collinson was absent.

2. Declarations of interest (if any)

Cllr Roberts declared that if any of the applications are placed before 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 declared a non pecuniary interest in item 5, as the applicant is a good friend of her daughter.

Cllr Lennon declared a pecuniary interest in item 6 as a near neighbour.

3. Minutes from Previous Meeting 15th July 2021 – Matters Arising

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

There were no matters arising.

4. 21/00542/OUT – Welding Alloys Ltd, The Way, Fowlmere

Additional planning information, marketing report, access and visibility plans, additional biodiversity reports

The PC had seen this application before in March 2021. Cllr Burge summarised the comments the PC had previously submitted. The PC then considered the additional documents.

Issues discussed were: the marketing report, which was prepared by the agent (therefore not independent), claimed that there was no demand for an employment site, this was incorrect as the PC had recently reviewed an application to renew and extend an existing employment site; the site was still awaiting consideration as to whether it might form an appropriate site for future housing in the 2031 Local Plan, so this application was premature; the site had not been allocated for redevelopment within the current Local Plan and was outside the village envelop, and as SCDC had a 5-year land supply this site should be rejected; there had been no village consultation; the traffic volume and movements remained a concern to the PC and many villagers; other authorities (flood authority, highways) were also concerned; the lack of affordable housing remained a concern as did the ineligibility of using the Vacant Building Credit to reduce the proportion of affordable dwellings; there continued to be concern that the number of proposed dwellings (45) far exceeded the maximum number for a development in a group village which is 15.

Fowlmere Parish Council continued to unanimously recommend refusal. If planning officers were minded to recommend approval, Fowlmere Parish Council would request that the application be sent to the SCDC Planning Committee with an associated site visit given the scale of the proposed development within a Group Village setting and the extent of the conflicts with current planning policies.

The PC agreed that Cllr Burge and the Clerk would combine all the current and previous comments and submit them to SCDC on behalf of the PC.

ACTION – Cllr Burge and the Clerk to summarise all comments and submit on behalf of the PC

5. 21/03295/HFUL – 78 Chapel Lane, Fowlmere

Single storey rear extension, first floor side extension, two storey front extension, rebuild the top 11 courses and extend the height of the existing garden wall by 375mm to 1.8m and the erection of a 1.8m garden wall on the south west side of the house

Cllr Roberts left the room at 19.53.

Cllr Burge summarised the application. Although it is a substantial extension it does not appear to impinge on the neighbour's plot unduly.

Fowlmere PC had no objections to this application but would request officers to conduct a shadow analysis to check that the neighbour's south-facing garden is not overshadowed unduly. If officers are minded to approve this application then the PC would request that a traffic management plan be included and to make sure that there is maintenance access.

Cllr Lennon left the room at 20.02. Cllr Roberts re-entered that room at 20.03.

6. 20/01209/NMA1 – Land at Chrishall Road, Fowlmere – For Information Only

Non material amendment of planning permission 20/01209/FUL (Development of 16 No. dwellings, associated works, provision of vehicular access and open space) to amend drawing numbers 217.39 and 217.40 to 217.102 and 217.103

Cllr Burge explained the nature of the non-material amendments. Fowlmere PC had no objections.

Cllr Lennon re-entered the room at 20.08.

7. 21/03435/FUL & 21/03436/FUL – Land to the North of A505, Thriplow

Erection of agricultural building and grain store, and creation of a concrete apron (re-submission of 21/00942/FUL)

Cllr Burge summarised the applications, which were a re-submission of a previous application. The PC then reviewed the linked applications.

Concern was expressed about the additional traffic through Fowlmere that the storage units would create, and the stated number of existing accidents on the A505, which was misleading. There was not enough information to assess the need for the additional storage, nor the number of additional vehicular movements which would be generated in terms of how many times per month or year the grain store would be filled up and emptied. The PC was concerned that the planning applications were presented as two separate planning units with no clear justification for this when the stated intent was to use them as a single agricultural storage facility.

Fowlmere PC unanimously recommended refusal on the grounds of the potential adverse impacts on traffic through the village and the accident risk on the A505, and also on the unexplained reasons for the need for such a large storage unit. If planning officers were minded to recommend approval, the PC would request that the applications go to the SCDC Planning Committee. If the applications were to be approved then the PC would request that two conditions be applied: that grain is only to be stored within this facility from the local holdings of Thriplow Farms, and it is not to be used for selling on grain from other land-owners; and, that traffic conditions be applied to stipulate that no HGV access to/from the site for the onward transport of grain should pass through the villages of Fowlmere or Foxton.

ACTION – Cllrs Burge & Howe and the Clerk to consolidate the comments and submit on behalf of the PC

8. 21/03375/FUL – The Hive The Butts Business Centre, Fowlmere

Single Installation of 2 No. Portakabin buildings for a temporary period of 104 weeks

Cllr Burge summarised the application.

Following discussion, Fowlmere Parish Council recommended supporting this application.

9. 21/03447/HFUL – 1 Chapel Lane, Fowlmere

Ground floor rear extension and conversion of garage to habitable space

Cllr Burge summarised the application; previously a prior approval had been applied for on this site. However, the PC reviewed the application afresh.

Fowlmere PC had no objections to this application.

The meeting closed at 20.30.