

MINUTES OF A **MEETING OF FOWLMERE PARISH COUNCIL PLANNING COMMITTEE**
HELD IN THE **PAVILION ROOM, VILLAGE HALL, FOWLMERE**
on **TUESDAY 19TH NOVEMBER 2019 at 7:00pm**

PRESENT: Cllr P Burge (Chairman), Cllr D Roberts, Cllr Lennon, Cllr L Wragg (arrived at 7.06pm), Cllr C Howe (arrived at 7.06pm), Cllr P Collinson (arrived at 7.11pm), and Cllr S Mulholland (arrived at 7.23pm)

IN ATTENDANCE Ms K Byrne (Clerk), Mrs Woods, Mr Poulson and 2 member of the public

1. Apologies for Absence

Cllr T 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.

No other declarations of interest were made.

3. Minutes from Previous Meeting – 8 October 2019

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

**4. S/3668/19/VC – Thistledown, Rectory Lane, Fowlmere
Variation of conditions 2 (Plans) and 5 (Materials) of planning permission S/0961/15/FL
E Armstrong**

Fowlmere PC noted the variations in the application. The driveway is more extensive than shown in the approved site plan resulting in loss of permeable surface. Regarding construction works, the obscured windows were observed by neighbours to be open when the planning condition requires them to be fixed. These changes are not included within the details of the variation of condition application. Subject to planning officers investigating/confirming the situation on these two issues, if necessary referring to enforcement to rectify the situation, Fowlmere PC recommends approval.

**5. S/0913/19/VC – Apple Acre Park, London Road, Fowlmere
Update from Planning Committee meeting on 13 November**

Cllrs Burge and Roberts attended the meeting. Cllr Burge said that it was mostly about the position the SCDC would be taking with regards to the appeal, although Fowlmere PC were permitted to make representations. The planning committee decided on a split position, that is to retain the condition for area A but remove the condition from area D of Appleacre Park. This will be presented to the planning inspector. Cllr Roberts said representatives from Fowlmere PC will be present at the appeal.

Cllr Roberts said five more plots have been put on the Chrishall Road side of the Appleacre site. If each was to be filled by a new mobile home then there would be two homes without planning approval; this situation will have to be reviewed and advice from the planning consultant may be required.

**6. S/3803/19/TC – The Old Variety Shop, High Street, Fowlmere
T1, T2 & T3 - Yews**

The PC considered the tree application. Fowlmere Parish Council has no objections with the application.

**7. S/3782/19/FL – Mill Farm, Fowlmere Road, Fowlmere
Construction of a new single storey house
Mr Timothy Poulson**

The PC considered the application.

This application borders the ward of Melbourn but is within the Fowlmere Parish. Melbourn PC will also comment on the application.

Cllr Burge said this is a new build on a rural site and outside the village envelop but there are some clauses in the National Planning Policy Framework which may allow it, including:

79e) *the design is of exceptional quality, in that it:*

- *is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
- *would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*

Also, the SCDC local plan, Policy H/15 Countryside Dwellings of Exceptional Quality says:

Outside the Green Belt, single new bespoke dwellings of exceptional quality will be permitted in the countryside providing all of the following criteria are met:

- a. The dwelling would reflect the highest standards in architecture, being recognised as truly outstanding or innovative;*
- b. The dwelling would significantly enhance its immediate setting;*
- c. The nature and size of the site, and the design of the dwelling, its landscaping and location on site are sensitive to the defining characteristics of the local area and to wider views;*
- d. That there are no existing dwellings on the site capable of being replaced under Policy H/14.*

For the application to comply with this, all of these requirements need to be met.

Cllr Roberts said that although the PC cannot give judgement on the design, the proposed site is outside the village envelope therefore contrary to policies in the local plan. Other buildings near the site have been there many decades, or were replacements of buildings that had been there many decades and were therefore not contrary to the plan.

Further issues were raised and discussed, including whether the dwelling will enhance the environment, whether the materials chosen were in keeping with the local area, whether some of the materials used (such as Corten steel) will have an environmental impact on the area, the boundary to RSPB bird reserve being next door, with a site of special scientific interest (SSSI) being immediately adjacent to the site, the effect of the development on the nearby water courses including the chalk streams and trout streams, and the site being considered to be at the highest level of flood risk.

The chairman opened up the discussion to the floor.

Mr Poulson, the applicant, said that the Mill Farm site used to contain 390 pig sties, Mill house was created out of old (1820s) buildings, and Mill Farm was a new building to replace prefabricated buildings. The site has grown gently over time. Mr Poulson said he is aware of the chalk streams and he has done work to remove potential contamination from the site to create the meadow. The 2 houses he built on the site was done with close collaboration with SCDC. Mr Poulson said he has been developing this design for over 2 years, and it has involved input from architects, an ecologist who reported on the impact on the SSSI, engineers in green/carbon neutral technology, the RSPB warden who is supportive of the design, and the SCDC sustainability officer who thinks the design is innovative. Mr Poulson said the application is in line with paragraph 79e, and this is supported by other bodies.

A member of the public, a neighbour, said that she has been in her residence for 55 years, and the site is opposite her. There have been numerous planning applications nearby that have been turned down. The road is single track, with passing places, so access is not good, and it is near Guilden Brook. There are no pathways and no room for footpaths in the area. The neighbour was concerned about there being up to 5 cars parking on the site adding to problems with access, that the development will destroy the wildlife habitats, and that the site already gets flooded. The neighbour considered the proposed building to not be in keeping with the area.

Cllr Roberts said that the plan is outside the village envelop and there is no justification for a dwelling to be built contrary to policy. Cllr Burge said that he does not see how it enhances the setting. Cllr Wragg said that it does not improve the environment. Cllr Collinson was concerned about the site's closeness to the SSSI.

Cllr Wragg proposed to object to the application, this motion was seconded by Cllr Collinson – 6 voted for the motion, and 1 abstained.

Fowlmere PC recommends refusal, and if SCDC planning officers disagree, then Fowlmere Parish Council request that there should be a site visit, and that the application goes to the planning committee.

ACTION – Cllr Burge to draft a letter to SCDC Planning outlining the PC’s comments on this application, and circulate to PC. Clerk to send to the Planning Officer once approved

8. Other Matters and Updates (for information only)

Cllr Roberts said that permission for the purple paint on the former Queens Head Pub has been reconsidered by planning officers; a more suitable colour has been agreed, which will hopefully be applied before enforcement is required.

The meeting closed at 19:50.