

MINUTES OF A MEETING OF FOWLMERE PARISH COUNCIL PLANNING COMMITTEE

which was held on-line via zoom

on **TUESDAY 5TH January 2021 at 7:30pm**

PRESENT: Cllr P Burge (Chairman), Cllr Roberts, Cllr L Wragg, Cllr C Howe, Cllr R Lennon, Cllr J Hobro and Cllr P Collinson

IN ATTENDANCE Ms K Byrne (Clerk) and 4 members of the public

Before the meeting began 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 (who was unable to join via Zoom) and Cllr S Mulholland (who had a family commitment).

2. Declarations of interest (*if any*)

Cllr Roberts said that the PC had looked at historic applications relating to items 4 & 5 but will look at the new applications afresh.

Cllr Roberts also declared that if an application is 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 24th November 2020 – Matters Arising

There was a typing error in item 6 which was corrected in the meeting. The minutes were then agreed to be a true record, and were signed by Cllr Burge; he will deliver the signed copy to the Clerk.

As members of the public were present, Cllr Burge explained that the PC is a consultee in the planning process whose role is to make comments on material planning grounds using local knowledge, and submit these to SCDC who then makes the decision. Any individuals wanting to make their own comments can do so through the Greater Cambridge Shared Planning website using the reference number against each Agenda item.

4. 20/04847/HFUL – Hideaway, Lynch Lane, Fowlmere

Single storey rear extension. Resubmission of S/4081/19/FL

[The screen was shared on Zoom to show the relevant documents for this and the following items.]

In the previous application there were concerns about the height of the proposed extension overshadowing the neighbour. In this application the height had been reduced and a shadow analysis showed that the amended design gives little shadowing impact on the neighbouring (Oakleigh House) property.

Before the meeting, Cllr Wragg had received correspondence from the neighbour, who said that considering the elevation had been reduced by 60cm they were no longer opposing the application. However, they would like the proposed height (2.8m) to be enshrined in the planning documents, and the fence (agreed to be funded by the applicants and the neighbours) also to be a condition, if approved. Cllr Burge invited Mr Biggs to speak. He said that the provision of a new fence with trellis was acceptable to both parties. Cllr Roberts commended the applicants and their neighbours for resolving between them the previous issues. The PC had no concerns, as the amendments made in this application resolved the previous concerns.

Fowlmere Parish Council has no objections to this application on the conditions that the height of the proposed elevation (2.8m), and jointly bearing the cost of the provision of a new fence between this site and the neighbours at Oakleigh House (which has been verbally agreed between both parties), are written into the planning documentation, should the application be approved by SCDC.

5. 20/05371/PRI03Q – Barns 1/2 Cherry Tree Field, Shepreth Road

Prior approval for change of use of agricultural building to 2 No. dwellinghouses (Class C3) and for associated operational development

Cllr Burge said that the PC had seen a planning application on this site last year, which went to SCDC Planning Committee. After that meeting it was discovered that there were errors in the previous prior approval application, about which the PC made some objections. This application seeks to re-establish prior approval for the site, and is of the same form as the previous prior approval application. Cllr Burge invited the applicants to

speaking. One of the applicants said that following advice they had re-submitted the prior approval application and there had been no changes to the barn since the previous Class Q application was granted (unfortunately with incorrect documentation).

Cllr Burge said that the PC had asked their planning consultant to look at the application, and there are 2 issues. Firstly, the application states that there is a floor within the barn, which there is not as it is bare earth; this means that the building cannot function as a dwelling (as assumed for permitted rights). Secondly, it appears that development works may have already commenced on site in the form of laying subsurface piping for ground source heating. If this is so then prior approval can't be granted as it is not permissible to apply for this retrospectively.

Cllr Roberts said that this application does not fit the criteria for a Class Q application, and should be re-submitted as a full planning application. Cllr Wragg said that SCDC should have seen the flaws in the original prior approval application and this re-submission was not going to resolve this messy situation.

Fowlmere Parish Council objected to the application (6 councillors agreed with the objection, one abstained). All agreed that the PC's comments should be sent to the planning consultant for review before submission.

ACTION – Comments to be sent to Philip Kratz before submission to the GCSP website

6. 20/02056/CONDA – Springfields, Fowlmere Road, Fowlmere

For information only

Submission of details required for conditions 3 (Tree Protection), 6 (Biodiversity Enhancement) and 7 (Surface Water Drainage) of planning permission 20/02056/FUL approval

Cllr Burge summarised the information. Fowlmere Parish Council noted the conditions; no comments will be submitted.

The meeting closed at 20.00.