

MINUTES OF A MEETING OF FOWLMERE PARISH COUNCIL PLANNING COMMITTEE

which was held on-line via zoom

on **TUESDAY 2nd February 2021 at 7:30pm**

PRESENT: Cllr P Burge (Chairman), Cllr D Roberts, Cllr L Wragg, Cllr R Lennon, Cllr J Hobro, Cllr S Mulholland and Cllr P Collinson

IN ATTENDANCE Ms K Byrne (Clerk)

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 C Howe (who had a work commitment).

2. Declarations of interest (*if any*)

Cllr Roberts 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 5th January 2021 – Matters Arising

The minutes were agreed to be a true record, and were signed by Cllr Burge and noted; he will deliver the signed copy to the Clerk.

4. 20/05198/PRI03Q – Dottrell Hall Farm, Newmarket Road, Fowlmere Prior approval for change of use from agricultural buildings to dwellinghouse

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

This is the third time the PC has seen a Prior Approval application on this site in recent years. Cllr Burge summarised the application and noted the changes since the last application (20/03174/PRI03Q), which included a reduction in the size and number of windows, and the addition of reports on ecology, a structural inspection, design and access, and soil analysis. However, it was noted that some of the submitted documents were out of date, as they refer to old application details.

Fowlmere Parish Council had significant concerns about this application. These included: the poor quality of the existing structure (indicated in the photographs in the ecology report), which may not be able to take the loads of the proposed alterations; the structural inspection had been carried out using photographs instead of conducting an on-site structural survey; the proposed changes exceeded what would be acceptable for a Class Q conversion and should be considered as a new build in the countryside; the location and siting of the proposed application would be detrimental to the surrounding residential properties and countryside; the risk of contamination of the land had not been adequately addressed e.g. the locations of the soil samples in the contaminated land report were unknown; there remained considerable concern about the highways impact especially regarding access onto the fast and busy A505 road, there had been numerous recent accidents in the area including a fatality directly outside the entrance to the site, the PC therefore recommended that Highways carry out a site visit to re-assess the risk rather than relying on a desk study (as was carried out for the previous application).

Fowlmere Parish Council unanimously objected to this application. The PC was of the view that the majority of the reasons for refusal of the previous application had not been appropriately addressed and could not be resolved under Class Q. The PC recommended that the applicant be discouraged from continuing to seek Prior Approval. Any future proposals should be in the form of a full planning application, to be assessed against the appropriate planning policies.

5. Greater Cambridge Local Plan – site information

Following SCDC's call for sites, Fowlmere PC has been invited to provide The Greater Cambridge Local Plan team with comments / knowledge about any of the submitted sites in Fowlmere – see link below:

<https://www.greatercambridgeplanning.org/emerging-plans-and-guidance/greater-cambridge-local-plan/document-library/site-submissions/>

Cllr Burge said that the PC had been asked for its comments in the form of a survey (using Survey Monkey). Cllr Burge offered to make a list of the sites in the village with the questions from the survey in a spreadsheet, which he will circulate to the PC. He encouraged councillors to send photographs as well as comments.

This matter will be discussed further in the next Planning meeting.

ACTION – Cllrs to submit comments/photos on the proposed sites in Fowlmere; Cllr Burge to collate the comments

6. Update on Foxton Travel Hub

Cllrs Burge and Hobro had attended a meeting in Foxton regarding the proposed Foxton travel hub; Cllr Roberts had also attended as district councillor. The meeting included Foxton & Fowlmere PC's, and officers from the Greater Cambridge Partnership (GCP).

Cllr Hobro said it was a productive meeting. It helped that the decision makers were present and appeared to be listening. The current plans were shown, which were a moderate improvement on the original plan but it was still a car park rather than a travel hub. Cllr Roberts said that Foxton PC is opposed to the plan in principle, as they are concerned about the noise, and further disruption in the area caused by the increase in traffic particularly with regard to the level crossing barrier. The plans showed little consideration for people arriving by bike or on public transport. It is still focussed on cars – 500 car park spaces are now proposed rather than 750, but the number could be increased later. The matter of car parking being free was also an issue, as it would encourage drivers/commuters from surrounding areas (such as Royston) to come to Foxton. Cllr Burge thought the GCP officers seemed to be listening to the concerns; they will hopefully come back with an alternative plan which is more environmentally friendly. The local bicycle routes need to be improved to link up with the proposed Foxton travel hub.

ACTION – Cllrs Burge and Hobro to draft a letter to GCP to follow up on the meeting and summarise the concerns

The meeting closed at 20.20