

Minutes of a meeting of the Planning Committee of Foxton Parish Council

Held on 20th July 2017 at 7:30pm in the Parish Council Office.

Present: Malcolm Bore, Simon Bugey, Liam Elliott, Caroline Ilott.

Apologies: None.

District Councillor Deborah Roberts was also present.

Declarations of interest

Mr Elliott declared an interest in application S/2401/17/FL, as his property adjoins the application site.

Application S/2401/17/FL – Bartholomews & West Hill Farm, Shepreth Road, Foxton (Jane Kohler)

This application is for demolition of an existing car port and store, and erection of a new barn style structure and separate covered car port.

Mr Elliott made some comments on the application as a member of the public, then left the room while the application was discussed.

The new building has a slightly larger footprint than the original store, and includes a change of use to living space with occupation by a family member.

The Parish Council are concerned that the inclusion of a large floor-to-ceiling glazed area on the elevation facing No.1 West Hill Road will not only allow line of sight from the new building into the bedroom of No.1 West Hill Road, but will also allow overlooking from No.1 West Hill Road into the living area of the proposed building.

The application states that the proposed use is as a “Granny Annex”; the Parish Council would suggest that a condition be included to limit occupation to that linked to the main dwelling.

The building is within the Conservation Area. As such, careful consideration should be given to the roofing material; the Parish Council feel that tiles rather than slate would be more sympathetic to the adjacent buildings and street scene.

The Parish Council recommend approval, subject to the following:

- 1. The large glazed area facing No.1 West Hill Road is removed or replaced with frosted glass to prevent overlooking and loss of privacy.*

2. *That the change of use is limited to occupation by family members of persons directly connected to the main dwelling.*
3. *That consideration is given to using roof tiles sympathetic to the adjoining buildings to preserve the street scene within the conservation area, rather than slate as proposed.*

Correspondence

None.

AOB

Mrs Roberts reported that the local plan hearings had now finished, and the inspector was considering the evidence heard. Her decisions will go to public consultation (which will take up to 12 weeks), so a Local Plan should finally be in place in early 2018.

Thriplow Grain Store – Mr McCreery, Mr Bore, Mrs Eckers and Mr Buggey had attended the public meeting in Thriplow, but had felt there was no point raising objections to the siting of the grain store at that meeting. District Council chairman Peter Topping has said he will review the pre-application advice given (which recommended the siting of the grain store on Fowlmere Road), but the Parish Council has not yet heard back from him. Mr Bore will ask Ron McCreery to chase this up.

Villiers Park – the public consultation on 19th July had been reasonably well attended; the main complaints against the development seemed to focus on dangerous access and the inappropriate design of the dwellings. Mr Bore has prepared a note summarising the Parish Council's findings from residents spoken to at the consultation (see appendix A).

Mr Bore said that he would make enquiries to find out if the Parish Council could obtain pre-application advice from SCDC, and bring to their attention the previous refused developments on that site. He will ask David Thompson at SCDC whether this is possible.

SCDC Cabinet meeting to discuss sale of Station Road land – The cabinet meeting has been postponed in order to give Peter Topping more time to consider the issue. The meeting will now take place on August 14th at 5pm. Mrs Roberts has asked for a paper agenda for the meeting, and Mr Bore confirmed that he had spoken to Mr McCreery about obtaining a scope of the meeting from Peter Topping to ensure that the Parish Council are prepared.

A recent SCDC Councillors' Bulletin contained the council's reassessment of the proposed Local Green Space for the emerging local plan. This proposes giving the land on Station Road PVAA status (Protected Village Amenity Area) rather than LGS. The committee felt this should be brought to the attention of Peter Topping.

The meeting closed at 8:15pm.

Appendix A - Villiers Park Consultation

09/07/17 promoted by Bidwells and Laragh Homes

A steady flow of villagers passed through the “exhibition” (accurate numbers will be provided by Bidwells) during the 3 hours; the majority did stop and share their views with members of the Parish Council. A rough tally of visitors was kept and put at 50 to 60 people.

My general impression from comments made were that there is a general acceptance that Foxton does need more “affordable” housing BUT this may not be the way to provide them as it is likely that they will be sold at 80% of market value which is NOT affordable. Some of the younger couples were worried by the knock-on effect of more housing to primary school places/doctors/services etc.

It was also suggested that smaller houses would be an asset to allow those with larger properties to downsize and stay in Foxton.

It was acknowledged that the recent developments at Chardle Field, Hill Farm and Church View total 44 houses have made a positive contribution being within the village environment. As this development is outside the current and proposed village development boundary with no direct access to the village the general view was that it would not form part of the village. Many people did not appreciate the closeness of this proposed development to the approved development at Station Road. The developer explained that it is designed to be an isolated development hence the unsympathetic modern box and mono-pitch design. When asked, the developer said that there were ideas for a pedestrian link from this proposed site either to the Station Road site or through Hall Close and hence out onto Station Road.

The overwhelming issue is that of access onto the A10 coupled with the increase in traffic stoppage at the level crossing when the increase in trains happens. My impression was that any advantage was greatly outweighed by the access issues.

This is supported by historic planning and appeal refusals:-

- May 1954 - Res. Dev. Land opposite Villiers Park
- S/1249/76F - Res Dev garden NO. 2 Hall Close. Appeal dismissed
- S/0255/89/F - Vehicular access into field adjacent to Villiers Park (same as proposal)
Appeal dismissed
- S/1249/11 Res. Dev. - Garden land No 2 Hall Close.

Malcolm Bore