

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

Held on 2nd January 2018 at 6:30pm in the Parish Council Office

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

Apologies: None

Two members of the public were present – Mr & Mrs Frost.

Declarations of interest

There were no declarations of interest.

Application S/3566/17/FL – Land east of Fowlmere Road, Foxton (Thriplow Farms)

This is an amendment to the application for construction of a new grain store and creation of an access from Fowlmere Road, together with planting and formation of an acoustic bund.

The amendments to this application do not alter the Parish Council's objections to this application (already submitted). The Parish Council reiterates its recommendation to refuse this application, on the following grounds:

- *Its visual intrusion into an important landscape area and Green Belt;*
- *The pre-application advice (on which the choice of site for the grain store was entirely based) was inaccurate and unsound;*
- *It will create unnecessary heavy traffic use of the junction of Fowlmere Road and the B1368, with associated environmental issues.*

In addition, the Parish Council would like to add the following reasons for refusal, based on the new documents added to the planning application:

- *The Landscape & Visual Impact Assessment (LVIA) fails to recognise the effect that a building of this scale will have on the surrounding landscape, and claims that the site has "medium susceptibility to accommodate change". The key characteristics of the landscape (as noted in the LVIA) are of open, rolling, arable land; therefore, the site has a **high** susceptibility to change from a building of this magnitude. The trees and shrubs to be planted around the building will take a significant time to grow to a height where they will mask the structure, and even when they do, the vegetation itself will consist of a massive interruption to the rolling landscape, as will the proposed 5m high acoustic bund.*
- *The Development Control Policies Development Plan (July 2007) states that "Any development considered appropriate within the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt". The proposed development will certainly have such an adverse effect on the openness of the landscape, and so should not be permitted.*
- *The Parish Council agrees with the recommendation of the Lead Local Flood Authority in recommending refusal. Drainage in this area is a significant problem, as can be seen by*

the large amounts of standing water on Fowlmere Road (adjacent to the application site) after any heavy rainfall.

- *No account seems to have been taken of three boreholes in the immediate vicinity, at least one of which provides drinking water for the residents of Orchard Farm. The presence of a chemical store on the application site, together with farm machinery and grain dust, leaves the possibility of contamination of these water supplies, which does not seem to have been addressed anywhere in the application.*

Mrs Ilott agreed to post something on Facebook about the amended application, encouraging residents to submit further comments to SCDC.

Mr Bore and Mrs Ilott are meeting with Alison Twyford of SCDC on 9th January, together with representatives of Fowlmere Parish Council, to discuss the objections to this application. Mr Bore will circulate the points to be discussed before the meeting, to the planning committee and to Fowlmere Parish Council. The main points are:

- The incorrect pre-application advice, which recommended the site on Fowlmere Road in the first place;
- The failure of the Highways Department to take into account the dangerous junction between Fowlmere Road and the B1368, through which most of the grain lorries will have to travel;
- The arguments for refusal of the application given in the letters from Dan Smith, Richard Buxton and Catherine Cairns.

Mr Bore will contact Philip Kratz after this meeting, to discuss the route forward.

Correspondence

The following applications have been received and will be discussed at the next planning meeting on 11th January:

- S/4291/17/FL (64, Fowlmere Road, Foxton) - Demolition of existing structure and erection of a dwelling house and associated garage – Ms Tracy Boyd.
- S/4526/17/TC (West Hill Farm, 3 Shepreth Road, Foxton) - Tree works to remove Leylandii hedge along boundary with 5 Shepreth Road - Mr Nicko Cadell.

A decision notice has been received for the following application:

- S/3817/17/FL (Bartholomews, Shepreth Road, Foxton) - Approval for demolition of existing car port and store then the erection of a new barn style structure and separate covered car port – Mrs Jane Kohler.

AOB

- All the planning committee had attended the public exhibition by Bloomhall Property Services on the proposed development on Shepreth Road. To date, all comments made to members of

the committee have been negative, so the committee felt that the Parish Council had a mandate to oppose the development.

- Mr Bore and Mrs Ilott had met with Mr Hasselder of CCC to discuss the Trinity School site. Mr Hasselder took on board the Parish Council's comments about the site being ideal for smaller units (particularly for the elderly) but said that there was no rush to push forward development.
- The SCDC Local Plan modifications have now gone to consultation.

The meeting closed at 7:30pm.