

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

Held on 11<sup>th</sup> January 2018 at 6:30pm in the Parish Council Office

**Present:** Malcolm Bore, Liam Elliott, Caroline Ilott.

**Apologies:** Simon Bugey.

No members of the public were present.

### **Declarations of interest**

There were no declarations of interest.

### **Application S/4291/17/FL – 64 Fowlmere Road, Foxton (Ms Tracy Boyd)**

This is an application for demolition of an existing structure and erection of a dwelling house and associated garage. The committee noted that the building would replace a low pigsty, and that pre-application advice had not been sought.

*The Parish Council recommend refusal, for the following reasons:*

- *This proposal is outside the Village Development Framework. Although the application mentions the lack of a 5-year housing supply, the emerging Local Plan can now show an adequate housing supply and so this extra speculative development is unnecessary. The application admits that Foxton is a Group Village (in both the existing and emerging Local Plans), claiming that a single dwelling should therefore be allowed, but ignores the fact that development in a Group Village must be within the Village Development Framework (except for exception sites, which this is not).*
- *The house will have a detrimental effect on the landscape view from the south of the village. The application claims that the proposal “mimics the existing bungalow”, but it is a much larger structure, the design of which is out of keeping with the smaller dwellings in the surrounding area. The application also claims that the nearby development on Chalk Hill will be more dominant. However, the Chalk Hill development was an exception site, accepted because of Foxton’s housing need, and the reasons for this development do not apply to a large detached house which will be somewhat isolated in the landscape.*
- *This is a large 4-bedroom house, but the housing need for Foxton is mainly for smaller houses of 1-3 bedrooms.*
- *The application states that the Town and Country Planning Act would allow conversion of the existing agricultural building as “permitted development”. However, the existing building is a very low pigsty, not visible from a more distant viewpoint, and the proposal will greatly increase the size and footprint of the structure.*
- *The application makes no mention of drainage, or how sewage is to be disposed of.*

### **Application S/4526/17/TC – West Hill Farm, 3 Shepreth Road, Foxton (Mr Nicko Cadell)**

This application is for tree works (removal of a Leylandii hedge along the boundary with 5 Shepreth Road). The committee could see no reason to object to this application. There is no need to respond to this application, as there is no objection or comment.

### **Correspondence**

- A planning application (S/4569/17/FL) had been received for construction of a technology centre at Faraday House, 40 Barrington Road (Zettlex UK Ltd). This will be discussed at the next meeting.

### **AOB**

- Mr Bore, Mrs Ilott and Ron McCreery will meet with Philip Kratz on 2<sup>nd</sup> or 5<sup>th</sup> February (TBC) to discuss a strategy for speaking at the February SCDC Planning Committee meeting, where the Thriplow Farms Grain Store application will be discussed. Mr Bore will also brief Mr Kratz on the forthcoming applications at Villiers Park and Shepreth Road.  
The Parish Council needs to agree specific expenditure for Mr Kratz to represent them on these two further applications, when the time arises.

The meeting closed at 6:55pm.