

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

Held on 22<sup>nd</sup> February 2018 at 6:30pm in the Village Hall Lounge

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

**Apologies:** None.

District Councillor Deborah Roberts was also present; there were no members of the public.

### **Declarations of interest**

There were no declarations of interest, although Mr Bore noted that the application site was visible from his first-floor windows.

### **Minutes of the previous meeting**

The minutes of the meeting held on 23<sup>rd</sup> January 2018 were accepted as a true record of the meeting.

### **Application S/0117/18/OL – Land south of Shepreth Road, Foxton.**

This is an outline application for 32 dwellings together with a new access, infrastructure and landscaping.

Mrs Roberts reported on a briefing she had attended that afternoon, given by senior planning officers at SCDC on the subject of the 5-year housing supply. The briefing had noted that the Local Plan was now imminent, with the consultation period now ended, and that the inspector has clearly indicated to SCDC that the Liverpool method of calculating housing supply indicates that SCDC can demonstrate more than a 5-year supply. This should give the emerging Local Plan more weight when deciding planning applications.

The Parish Council's planning consultant Philip Kratz had supplied a draft response for this application, which was discussed. Amendments have been made to this draft as discussed at the meeting:

*The Parish Council's response is contained in Appendix 1.*

### **Correspondence**

None.

## **AOB**

Discussion of Section 106 money: A request has been made by SCDC that the Parish Council supply a wish list for S106 money, should the applications at Villiers Park and Shepreth Road be given approval. On advice from our planning consultant Philip Kratz, the committee decided that supplying such a wish list would weaken our case for having these applications refused. Mr Bore will reply to James Fisher at SCDC, explaining our position.

The meeting closed at 7:10pm.

## **Appendix 1: Foxtton Parish Council's response to application S/0117/18/OL**

*The Parish Council have carefully considered this outline planning application, and wish to represent the view of parishioners by strongly objecting to this speculative application. The Council draws attention to the following considerations in support of its objections:-*

- 1. The Annual Monitoring Report, considered by the Planning Portfolio Holder's meeting on 11 December, considered the district's position on the housing trajectory and five-year housing land supply. It is clear that the district now **has** a five-year supply of housing land, by the Liverpool method (to which the inspector has clearly indicated her agreement), and continued consideration of sites outside of defined settlement frameworks (such as this one) is unnecessary and contrary to the current and emerging Local Plan. This has been reinforced by a briefing by senior planning officers to District Councillors held on 22<sup>nd</sup> February, at which it was emphasised that the Local Plan is now imminent, and should be given significant weight when deciding planning applications. This briefing also indicated that applications for relatively substantial housing should be refused when outside the proposed settlement framework, and at a scale which is above the threshold of new development which the Local Plan sets for that settlement. Foxtton is designated a "Group Village" in the present and emerging Local Plans, with no change to the village development framework, so any development of more than 8 houses, or outside the framework, should be refused.  
In the meantime, the SCDC planning department (in response to an enquiry regarding the Foxtton Neighbourhood Plan) has suggested that a more appropriate calculation of Foxtton's housing requirement indicates that there is a need beyond existing commitments of only **9 dwellings** for the period to **2031** (which sensibly reflects the status of Foxtton in the district's settlement hierarchy as a "Group Village").*
- 2. The application is in outline only (apart from access); an application of this type, in this location on the edge of the village and potentially very visible, ought to be a full application to enable all of the design implications to be properly assessed.*
- 3. With regard to the access, the Parish Council is concerned about the impact on the convenience of other road users. The Parish Council's recent traffic survey indicated that Shepreth Road is the busiest ingress to/exit from Foxtton, which will only be exacerbated by a development of this size, and it is already a problem exiting the village onto the A10 at peak times.*
- 4. The site is on the edge of the village and with a new access direct to one of its main access roads, and is an unnatural projection into the countryside which impacts on the setting of the village. The Parish Council disagrees with the applicant's LVIA; the Council's own landscape comments acknowledge the visual harm that will be caused, and this alone would be reason to justify refusal.*

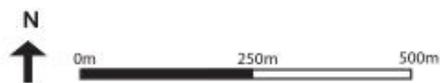
5. *The Foxton Conservation Area appraisal document (currently being prepared in conjunction with SCDC) clearly references the importance of the wide verges on Shepreth Road in the historic setting of Foxton as a rural settlement. In addition, the Landscape Character Assessment specifically identifies this edge of the village as a “sensitive urban edge to be retained”, with key views along Shepreth Road into the village - see attached plan (figure 1).*
6. *In support of its objection, the Parish Council would draw attention to the failure to comply with:-*
  - a. *Development plan policies DP/1: Sustainable Development, DP/2: Design of New Development, DP/3: Development Criteria, DP/7: Development Frameworks; and*
  - b. *NPPF paragraphs 17 (core planning principles), 56 (requiring good design), and 64 (refusing poor design).*

***For these reasons, the Parish Council recommend refusal. They request that the application be decided by the planning committee, as it is outside the village framework, and that a site visit is undertaken.***

*Figure 1: Extract from Foxton's Landscape Character Assessment, clearly showing the sensitive urban edge and key views into and out of the village along Shepreth Road.*



- |   |                                     |   |  |
|---|-------------------------------------|---|--|
| <b>Key</b>  |                                     |   |  |
|  | Parish Neighbourhood Plan Area      |  | Recent housing                           |
|  | Green Belt                          |  | Outline Planning Permission 2017         |
|  | Development Framework               |  | Sites with minimal landscape constraints |
|  | Conservation Area (1972)            |  | Key views across parish                  |
|  | Listed Buildings                    |  | Key views out of village                 |
|  | Sensitive urban edge to be retained |  | Potential biodiversity enhancement area  |



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Foxton Neighbourhood Plan  
Landscape Character Assessment  
December 2017

**Figure 15:** Landscape Sensitivities, Constraints and Opportunities