

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

Held on 17<sup>th</sup> April 2018 at 8:00pm in the Parish Council Office.

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

**Apologies:** None.

Three members of the public were also present (Mr & Mrs Frost, & Mr Tye).

### **Declarations of interest**

There were no declarations of interest.

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

The minutes of the meeting held on 3<sup>rd</sup> April 2018 were accepted as a true record of the meeting.

### **Application S/1210/18/FL – 3 Fowlmere Road, Foxtton (Mr & Mrs James Dixon)**

This is an application for a single storey rear extension and internal alterations.

*The Parish Council recommend approval.*

### **Application S/0117/18/OL – Land south of Shepreth Road, Foxtton (Turnwood Ltd)**

This is another amendment to a previously-discussed outline application for 32 dwellings (including 40% affordable housing) together with a new access, infrastructure and landscaping. The amendment is a new Heritage Assessment, which claims that the development will not have a substantial negative impact on the new Conservation Area.

*Foxtton Parish Council recommends refusal of this application. This amendment does not alter the fact that this site (outside the Village Development Framework and in open countryside at the edge of the village) is not suitable for development, and the newly-submitted Heritage Assessment incorrectly concludes that the development would not adversely affect Foxtton's new Conservation Area.*

*The Heritage Assessment focuses mainly on Foxtton House, and largely ignores the Shepreth Road approach to Foxtton; this setting is mentioned in the Foxtton Conservation Area Appraisal (which has now been approved by SCDC) as follows:*

- *“The wide medieval verges along Shepreth Road... are a prominent feature on the approach to the village and are important to the setting of the conservation area.”, and*
- *“The view out of the conservation area and village edge is also important along Shepreth Road, over the wide verges and back drop of trees.”*

*The setting of this approach to the village can clearly be seen in the following photograph:*



*The Heritage assessment claims that the new development will not affect this setting, and will not be visible from Shepreth Road, but the following photographs (taken from the Heritage Assessment itself) clearly show that this is not the case:*



Approaching the village from the west (application site arrowed)



*These photographs also clearly show the adverse effect that the development would have on the view from Shepreth Road across open countryside, which is an essential part of the setting of Foxton as an historic village settlement.*

*The Parish Council would also like to reiterate its previous objections to the development, which are:*

- *It is clear that the district now **has** a 5-year housing supply, by the Liverpool method (to which the inspector has clearly indicated her agreement). The imminent completion of the Local Plan should now carry enough weight to dismiss speculative applications such as this, since the lack of housing is no longer an issue.*
- *A recent briefing made by senior planning officers to District Councillors indicates “...particular circumstances where a prematurity argument may be able to be successfully made: 1. Applications for relatively substantial housing or housing-led development on land outside a proposed settlement framework in the Local Plan, and at a **scale** which is above the threshold of new development which the Local Plan sets for that settlement.” The existing and emerging Local Plans both designate Foxton as a “Group Village”, so any development of more than 8 houses, or outside the village development framework, is above this scale and should be refused.*
- *An application of this magnitude should be a full application, to enable all the design implications to be fully assessed.*

- *The site is an unnatural projection into the countryside at the edge of the village.*
- *The Landscape Character Assessment, carried out for the Foxton Neighbourhood Plan, clearly indicates this edge of the village as “a sensitive urban edge to be retained”.*
- *The Parish Council is concerned about access onto Shepreth Road, which according to a recent independent traffic survey carried out on their behalf, is the busiest ingress to/exit from Foxton.*

*For these reasons, the Parish Council strenuously objects to this application and requests that it be decided by the planning committee, after a site visit.*

### **Application S/0087/18/OL – Land off Royston Road, Foxton (Laragh Homes / Villers Park).**

This is an amendment to a previously-discussed application for the erection of up to 20 residential units, including affordable housing provision, open space and associated access, infrastructure and landscaping. All matters reserved except for access. The amendment consists of additional drainage information and a revised access arrangement.

The committee felt that these changes do not alter the Parish Council’s opposition to the development, and agreed to re-iterate the Parish Council’s previous objections.

*The Parish Council feels that the amendments to this application, in particular the new access arrangements, do not alter the unsuitability of this site for development. The addition of ghost islands will simply add new hazards to an already busy area of the main A10, given its proximity to the level crossing and Foxton’s Station Road exit. The extra turning lane will not help the danger of additional traffic into this site, the access location of which is particularly dangerous due to traffic speeding southwards down the A10 from the level crossing.*

*Previous applications for this site, and other sites in the immediate vicinity, have been refused based on traffic issues.*

*The Parish Council would also like to reiterate their reasons for recommending refusal, which can be found in our previous responses to this application. In summary, these are:*

- *It is clear that the district now **has** a 5-year housing supply, by the Liverpool method (to which the inspector has clearly indicated her agreement). The imminent completion of the Local Plan should now carry enough weight to dismiss speculative applications such as this, since the lack of housing is no longer an issue.*
- *A recent briefing made by senior planning officers to District Councillors indicates “...particular circumstances where a prematurity argument may be able to be successfully made: 1. Applications for relatively substantial housing or housing-led development on land outside a proposed settlement framework in the Local Plan, and at a **scale** which is above the threshold of new development which the Local Plan sets for that settlement.” The existing and emerging Local Plans both designate Foxton as a “Group Village”, so any development of more than 8 houses, or outside the village development framework, is above this scale and should be refused.*
- *The site is isolated from Foxton, and has no connectivity to the rest of the village. It is therefore unsustainable, as all pedestrian and vehicle movement into Foxton will need to go via the busy A10.*

- *An application of this magnitude should be a full application, to enable all the design implications to be fully assessed.*

*For these reasons, the Parish Council strenuously objects to this application and requests that it be decided by the planning committee, after a site visit.*

### **Correspondence**

An application had been received for a Lawful Development Certificate at 17 St Laurence Road (S/1326/18/LD). It was felt that we should circulate the documents, but there was no need for a meeting to discuss it unless any of the committee had any specific points to raise.

### **AOB**

Mr & Mrs Frost were present to discuss the Thriplow Grain Store application, which is due to be discussed at the SCDC Planning Committee meeting on Wednesday 24<sup>th</sup> April. Mr Bore reported that the planning committee had met with our planning consultant Philip Kratz prior to the planning meeting, to discuss how to approach speaking at the meeting. Mr Kratz will speak on behalf of Foxtton Parish Council, and will object on planning principles; Lawrence Wragg (Fowlmere Parish Council chairman) will object on the size of the development and potential traffic issues.

Mr Frost will speak as a member of the public, and some discussion took place on what he should say. He will obviously speak from a more personal point of view, about the loss of amenity and how the grain store would adversely affect his family's quality of life. He has also picked up on some mistakes in the application documents, and has obtained an independent noise assessment that differs from that in the application, and claims that an incorrect methodology was used.

The meeting closed at 8:55pm.