

## **FOXTON PARISH COUNCIL**

### **Minutes of the Meeting held on Thursday 5 April 2018**

**Present** – Ron McCreery, Simon Buggey, Malcolm Bore, Peter Sutton, Liam Elliott, Caroline Ilott, Christine Eckers and Jane Trevanion. Deborah Roberts was in attendance. Peter Topping arrived later on in the meeting. There were 6 members of the public present.

- 1 Apologies for Absence** –There were no apologies.
- 2 Members Declarations of Interest for items on the Agenda** – None
- 3 To approve and sign the minutes of the Meeting of 5 March 2018**

There were amendments to the minutes as follows: (i) The page numbering was corrected; (ii) Page 146 - Year 2014 added to Foxton referendum for clarity; (iii) Page 148, Para 6 - County Council added to Highways for clarity; (iv) Page 151, Para 9 - The overall percentage increase in the precept was corrected to 4.99%. Proposed JT, seconded CE. Approved.

#### **4 Matters arising from these minutes**

Ron McCreery advised that, via Deborah Roberts, he had contacted the Poor Allotments Charity in Fowlmere regarding their use of income to provide Christmas presents to the elderly. It transpired that they receive more income than the Foxton Recreational Ground Trust and therefore this is not a viable proposition for Foxton.

A response from the Charity Commission regarding combining the Townlands Charity Trust with the Recreational Ground Trust is awaited.

Ron McCreery advised that there will be a meeting at Barrington Village Hall on 12 April 2018 at 7pm to discuss local GP healthcare provision. Jane Trevanion and Caroline Ilott will attend. It is clear from the number of houses that are being built in Foxton and local villages, further applications being considered, and the full capacity of GP surgeries, that this is an issue of concern.

Peter Sutton advised that Kompan will repair the Norleg swing once the recreation ground had dried out. David Salmons is storing the parts for now.

#### **5 General Data Protection Regulations**

Ron McCreery advised that Foxton Parish Council will need to appoint a data protection officer (DPO) prior to 25 May 2018 when the new General Data Protection Regulations come into force. The Local Council Public Advisory Service (LCPAS) are offering a DPO service

for £150, including an advisory service. It was considered important for the Parish Council to have an action plan for implementing the new data protection policy.

Simon Buggery noted that SCDC could assist Parish Councils by providing them with planning applications with redacted contact details. The Parish Clerk will contact Jane Green at SCDC about this. **Action AW**

Ron McCreery proposed that the Parish Council enter into a service agreement with LCPAS to provide a DPO and advisory service for an annual fee of £150. This will ensure that provision is in place for the new Parish Council and by 25 May 2018. Proposed RM, seconded PS. All agreed.

## **6 Infrastructure Report by Ron McCreery**

Ron McCreery reported that funding for the proposal to move the 30mph speed limit beyond the new development at Chalk Hill had not been agreed by County Council Highways as other projects had been prioritised. Applications can be made annually and therefore the Parish Council could reapply for this in October to November 2018.

Ron McCreery advised that he had attended a workshop on 8 March 2018 with the Greater Cambridge Partnership regarding the proposed Harston Park and Ride. It was held at Harston Village Hall and many of the attendees were against it. There will be a public consultation towards the end of the year or early next year. The meeting scheduled for 22 March 2018 to discuss traffic on the Trumpington Road was cancelled.

Ron McCreery advised that there had been flooding on the High Street by the war memorial and outside the White Horse pub. A number of complaints had been made to County Council Highways.

Deborah Roberts advised that she had received an emergency call on Easter Monday regarding the flooding (between the church and the war memorial). The road was flooded by the pub and across to the village shop and the road surface is breaking up as a result. She has verbally reported the issues to a County Council Officer who have confirmed they will inspect the road and look at drainage issues and road surfacing. **Action DR**

Caroline Ilott reported that the wall of the Burlington Press, by the war memorial, needed to be inspected due to water damage. This is next to the bus stop where children wait for the school bus. Ron McCreery will report this to Endurance Estates in Foxton. **Action RM**

## **7 Working Party Reports:**

### **a) Recreation and Amenities (including MAYD) by Jane Trevanion**

## **Recreation and Amenities**

Jane Trevanion reported that, following the play inspection, minor repairs in the play area had been completed and the broken bench in Shepreth Road, which was reportedly hit by a car, removed by David Salmons.

The dog litter bins procured by the Parish Council have been installed. The dog litter bin from SCDC to be installed at the end of Hillfield is awaited. Deborah Roberts will follow up on this. **Action DR**

## **MAYD**

Christine Eckers advised that around 20 to 25 young people attend the youth club in Melbourn, up to 3 of which come from Foxton. There is a significant cost associated with running the youth club which is apportioned between the local villages based on average attendance in the past year. Foxton's contribution this year has been calculated at £940. Foxton's contribution was increased last year from £300 to £800 as the attendances from Foxton had increased to 5. As the attendance from Foxton had now reduced, Ron McCreery proposed that the contribution from Foxton should be proportionate, between £300 to £500. A vote was taken. Proposed RM, seconded CI. All agreed

### **b) Finance Report by Peter Sutton** (see finance report attached under Appendix 1)

#### **Website**

Peter Sutton advised that an email had been received from Parish Websites Ltd, regarding the poor service received over the last 3 years, with reassurance that their service would improve now that they had invested in further resources. The Parish Council had deferred payment of 50% of their service bill. It was considered that payment should be approved at the next Parish Council meeting and a request for a visitor counter be made as a goodwill gesture. **Action AW**

The agenda item to approve payments was deferred to after the approval of the Annual Governance Statement and Accounting Statements.

#### **The Annual Governance Statement**

The Annual Governance Statement was read by Peter Sutton. It was proposed by Peter Sutton that the Annual Governance statement be approved and signed by the Clerk and Chairman. Proposed PS, seconded RM. All agreed

### **The Annual Return Accounting Statements**

It was proposed by Peter Sutton that the Accounts Statement be approved and signed by the Responsible Financial Officer and Chairman. Proposed PS, seconded MB. All agreed

The accounts will be reviewed by the internal auditor, Mike Matthews.

### **Approval of Payments**

The cheques were approved for payment. Proposed PS, seconded RM. All agreed.

### **Pay Scales for Clerks 2018**

It was considered to increase the Parish Clerk's hourly rate by 2% from £13.45 to £13.72 in accordance with the nationally agreed NALC pay scales for the sector, for the financial year 2018 – 2019. Proposed RM, seconded PS. All agreed.

### **Parish Office Filing**

Ron McCreery proposed that an additional 8 hours work by the Parish Clerk be approved to complete the organisation and log of files in the Parish Council office. Proposed RM, seconded PS. All agreed.

- c) **Neighbourhood Planning by Liam Elliott** (see Neighbourhood Plan meeting minutes attached under Appendix 3)

Liam Elliott advised that the working party had met on 7 March 2018. The draft Neighbourhood Plan was progressing well thanks to the consultant Rachel Hogger. Rachel Edgar was analysing the responses from the recent consultation and Catherine Cairns was making changes to the plan, based on comments from all working party members, prior to Rachel Hogger's preparation of the final draft. The Neighbourhood Plan wasn't ready to present to this Parish Meeting. There were still some issues to resolve particularly with regard to a possible call for development sites which Rachel Hogger has recommended to strengthen the neighbourhood plan. It was queried whether this should be done in light of housing supply targets being reached. Catherine Cairns and Caroline Ilott are meeting with Alison Talkington at SCDC on 23<sup>rd</sup> April to discuss the current state of the plan and the way forward.

*Peter Topping arrived at the meeting.*

It was considered that the call for sites should be stringent and fall within the restrictions of both the Neighbourhood Plan and the Local Plan when it comes into force.

Some focus groups have taken place with younger school parents, as the results of the 2017 consultation were mainly from older residents.

**d) Conservation Area by Ron McCreery**

Ron McCreery advised that the conservation report had been approved at the SCDC Planning Portfolio Holders Meeting on 20th March 2018. The adoption of the report will be published in the London Gazette, the Laurentian and thereafter the document will be put on the Parish Council website. Colin Grindley's detailed report on the history of Foxton will also be put on the web site.

**8 Planning Committee Report by Malcolm Bore** (see Planning Minutes attached under Appendix 2)

Malcolm Bore reported that there had been two planning meetings held since the last Parish Council meeting, on 12 March and 3 April 2018.

The applications relating to the Thriplow Grain Store are due to be considered at the SCDC Planning Committee Meeting on 24 April 2018. Once the agenda has been received the Parish Council will consult Phillip Kratz and Fowlmere Parish Council.

Caroline Ilott attended the SCDC Planning Committee Meeting on 4 April 2018 for consideration of the Zettlex application on Barrington Road. SCDC approved this application.

**Planning Applications and Decisions**

Applications and decisions are detailed in the attached Planning Minutes.

**9 County Councillor's Report by Peter Topping**

See Peter Topping's report under Appendix 4 attached.

Ron McCreery advised Peter Topping of the flooding problems in the High Street which had been reported to County Council Highways. Peter Topping confirmed he would chase the County Council if necessary.

Peter Topping clarified that, in order to improve mobile reception in areas with poor coverage, the County Council would be working with private providers to encourage investment.

Peter Topping confirmed that the funding for the Foxton Level Crossing was not dependent on Network Rail commitment.

## **10 District Councillor's Report by Deborah Roberts**

Deborah Roberts advised that she had attended the SCDC Planning Committee Meeting. She asked for the Zettlex Barrington Road application to be refused, however, it was recommended for approval based on exceptional circumstances. She disputed this application being an exceptional circumstance and noted that the Cambridge Hospice and new football stadium were examples of exceptional circumstances. Her concern was how the approval of this application could set a precedent for applications on green belt land in the future. She noted that the welding alloy site, a brownfield site, near Newton may have been a preferable development site for Zettlex.

John Koch had advised that all 3 applications relating to the Thriplow Grain Store were to be considered at the Planning Committee meeting on 24 April 2018. There won't be a Planning Committee meeting in May due to the elections.

At the Planning Committee meeting on 4 April a planning officer stated that there was a housing supply for 4.8 years. This is of some concern as SCDC have previously confirmed a 5.4-year housing supply based on their own calculations using the Liverpool method. Deborah Roberts has emailed the planning officer for clarification. **Action DR**

Deborah Roberts has requested feedback on the implementation of the Local Plan, which the inspectorate has now had for 4 weeks. **Action DR**

Deborah Roberts thanked the Planning Committee for their hard work over the last term of office.

## **11 Police Liaison Report by Simon Buggey**

Simon Buggey reported that, unfortunately, there had been a burglary at a bungalow on St Lawrence Road on 3 April 2018 where the burglar had gained entry and taken the car keys.

He had received correspondence from the Cambridge Constabulary regarding speed watch training for residents.

Ron McCreery advised that previous speed analyses had been undertaken in the village and that there were speed issues on Fowlmere Road. Residents in that area do have concerns about the speed of traffic and therefore this should be investigated further. **Action SB**

## **12 Recreation Ground Trust Report**

Nothing to report

### **13 Correspondence**

The Parish Clerk advised that the following correspondence had been received:

Email dated 3 April 2018 from Neil Perrin regarding Superfast Broadband with update on number of houses interested in Superfast Broadband with upgrade of Cabinet 5. The Parish Clerk to advise that the Parish Council are unable to take on the risk of the cost of updating Cabinet 5. Many houses in Foxton already have access to Virgin Media and it is not clear that the cost of upgrading Cabinet 5 would proportionately benefit the wider community of Foxton. **Action AW**

### **14 Open Forum for Public Participation**

A member of the public asked if the Parish Council had received any reports of problems with the Anglian Water pumps by the station. On returning to their house at 10pm, after being away, water had backed up in the shower and throughout the bathroom. This had happened to two other people in Station Road. There has also been a report of a blockage on Barrington Road with water backing up the drive.

It was noted that Anglian Water have a statutory duty to provide sewage disposal.

Another resident noted that there was flooding on the High Street outside the pumping station and on the corner of Lawrence Road across the footpath. He thanked the Parish Council for all their work over their term of office.

### **15 Any Other Business**

None

### **16 Date and time of the next Parish Council Meeting and the Annual Parish Meeting:**

The Annual Parish Meeting will be held on Monday 16 April 2018 at 7.30pm in the Village Hall.

The Parish Council Annual Meeting will be held on Monday 14 May 2018 at 7.45pm in the Village Hall.

The meeting closed at 9.20pm.

Annabel Wright  
Foxton Parish Clerk

## Appendices

### Appendix 1: Finance Report

<b>FOXTON PARISH COUNCIL</b>		
<b>FINANCE REPORT – 5 April 2018</b>	<b>£</b>	<b>£</b>
<b>BARCLAYS BANK</b>		
<b>DEPOSIT ACCOUNT -10359939 Sort Code 20-17-19</b>		
At 5 March 2018	23,829.34	
Less: Transfer to Current Account	2,130.00	
Add: Transfer from Current Account	36.00	21,735.34
<b>CURRENT ACCOUNT - 70374067 Sort Code 20-17-19</b>		
At 5 March 2018	821.32	
Less: Transfer from Deposit	2,130.00	
Less: Cheques Paid	3,694.19	
Add; Transfer from Base Rate Reward	768.14	
Add: Cheque not presented	800.00	
	36.00	57.13
<b>BASE RATE REWARD ACCOUNT – 23390160 Sort Code 20-17-19 – Interest 0.25% Monthly</b>		
At 5 March 2018	65,496.11	
Less: Transfer to Current Account	800.00	
Add: Interest 1 April – Withdrawal in March	0.00	64,696.11
<b>METRO BANK – Sort Code 23-05-80</b>		
<b>COMMUNITY INSTANT ACCESS DEPOSIT ACCOUNT-24737942 - Interest 0.35% Monthly</b>		
At 5 March 2018	23,666.86	
Add; Interest 1 April 2018	7.04	23,673.90
<b>100 DAY TRACKER NOTICE ACCOUNT-24738019 - Interest 0.80% Monthly</b>		
At 5 March 2018	60,227.88	
Add: Interest 1 April 2018	40.92	60,268.80
Cheques for Payment		
Npower VAT 3.55	74.49	
Cambridgeshire Acre – Rachel Hogger-NP work- VAT 240.00 - Covered by Groundwork UK Grant	1,440.00	
Cambridgeshire Acre – Tax Services VAT 6.90	41.40	

Annabel Wright - Regular 36.5, Training 2.50, Office Filing 15.50, Holiday 7.50 Total 62.00	815.43	
Annabel Wright – Expenses-Computer 20.00, Travel 20.48 ,Phone 28.13,	68.61	
HMRC	39.71	
David Salmons - Recurring 112.00 Special-Dog Bins and Shepreth Road Seat 225.00	337.00	
LCPAS – GDPR Registration	150.00	
Total	2,966.64	
Transfer £3,050.00 from Deposit leaving £140.49		

## **Appendix 2: Planning Committee Minutes**

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

Held on 12<sup>th</sup> March 2018 at 8:00pm in the Parish Council Office

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

**Apologies:** Simon Buggey.

District Councillor Deborah Roberts was also present, along with two members of the public.

#### **Declarations of interest**

There were no declarations of interest.

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

The minutes of the meeting held on 22<sup>nd</sup> February 2018 were accepted as a true record of the meeting.

#### **Application S/0604/18/OL – Burlington Park, 1 Station Road, Foxtton (Mr P Ridgeon).**

This is an application for a new two-storey office building with associated car parking and landscaping.

Although the committee felt that expansion of business premises in Foxtton should be supported, there were far too many problems with the application to do with the design and effect on the surrounding area.

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

#### **Application S/0087/18/OL – Land off Royston Road, Foxtton (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 committee will re-iterate their previous objections, with additional comments particularly regarding the weight that should be given to the imminent completion of the emerging SCDC Local Plan.

*The Parish Council's response is contained in Appendix 2.*

### **Correspondence**

James Fisher at SCDC has repeatedly asked the Parish Council for a list of projects for S106 money, should the applications at Villers Park and Shepreth Road be approved. The Parish Council have so far put off responding, in order not to weaken our case for refusal of these applications; however, due to the imminence of an SCDC meeting to discuss the subject, Mr Bore has now replied to Mr Fisher simply to say that we have a long-term aim to expand our recreation ground space.

### **AOB**

None.

The meeting closed at 8:50pm.

## Planning Committee Minutes 12 March 2018

### Appendix 1: Foxton Parish Council's response to application S/0604/18/OL

*Foxton Parish Council recommend refusal of this application, based on its design, traffic implications, its location outside the Village Development Framework, and its effect on the Conservation Area and adjacent heritage asset of Foxton House.*

#### Design:

*The design of the proposed building is inappropriate for this site. It is a simple "business park block", which takes no account of its semi-rural situation, and the proposed building is taller than the existing adjacent buildings of Burlington Park.*

#### Traffic:

*The problems that will be caused by intensification of the access off Foxton High Street are dismissed by a wholly inadequate and unqualified statement on page 5 of the Design, Access and Planning (DAP) Statement. This takes no account of the narrow High Street or the adjacent junction with Station Road (which has no visibility when turning right out of Station Road towards the Burlington Park access). The DAP statement makes no mention of the relevant planning history on this site – planning permission for application S/1043/09/F (access from Foxton High Street) was granted subject to stringent conditions, which renders intensification of this this access inappropriate.*

*Access and egress from the site onto Station Road (via the existing large commercial access) would be more appropriate, but the Parish Council would highlight the current problems and safety issues currently experienced by residents, which is clearly shown on the following photograph:*



#### Location:

Despite claims in the DAP Statement, the application site is actually **outside** the Village Development Framework, and is therefore contrary to both the current and emerging Local Plans.

Effect on Conservation Area and adjacent heritage asset:

The application site is adjacent to the open parkland which constitutes the setting of the Grade 2 Listed Foxtan House. The importance of this setting is demonstrated in the Appeal decision APP/W0530/W/15/3084325, to dismiss residential development on the adjacent land.

The extension of the Foxtan Conservation Area to include the open parkland to the west of the site has been prepared in consultation with SCDC, and is scheduled for adoption at the Planning Portfolio Holder's meeting on March 20th. A plan of the proposed Conservation Area is shown below:



The Parish Council feel that the scale and inappropriate design would adversely affect this new Conservation Area, and the setting of Foxtan House.

In addition, the application does not include a Transport/Traffic assessment, Heritage/Visual Impact assessment, Archaeological assessment or Health assessment, all of which should be required for a development of this size.

For these reasons, Foxtan Parish Council recommend refusal, and ask that the application be decided by the planning committee.

## **Planning Committee Minutes 12 March 2018**

### **Appendix 2: Foxton Parish Council's response to application S/0087/18/OL**

*Foxton Parish Council reiterate their reasons for refusal of this application, for the following reasons:*

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, and continued consideration of sites outside of defined settlement frameworks (such as this one) is simply not necessary. In the meantime, the corollary of the AECOM/Locality Housing Needs Assessment for Foxton, based on need and/or demand, suggest a housing requirement beyond existing commitments of only 9 dwellings for the period to 2031 (which also reflects the status of Foxton in the settlement hierarchy as a "Group Village").*  
*This has been reinforced by a briefing by senior planning officers to District Councillors held on 22nd 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. Foxton 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. The cumulative impact of large-scale developments in Foxton over the last five years cannot be ignored (39 houses have been built and another 26 have been granted planning permission), but it is inappropriate for this scale of building to continue in a "Group Village".*
2. *The application is in outline only (apart from access), although this is to some extent obfuscated by the plethora of supporting details. An application of this type, on the edge of the village and potentially very visible, ought to be a full application to enable the visual and character implications of the design to be properly assessed.*
3. *With regard to the access, the Parish Council is not convinced that the details would cause no conflict with the proposed improvements to the nearby railway crossing; this is not necessarily a matter of highway safety, but one of the impact on the convenience of existing residents and other road users.*
4. *Most importantly, the site has no appropriate connectivity with the remainder of the village; rather, it is in the nature of an isolated stand-alone development, on the edge of the village and with its only access being direct to a busy major road, with no natural pedestrian, cycle (or come to that, vehicular) connection with the heart of the village and the services and facilities that are there; the necessary route to those - joining the A10, and skirting the edge of the village - accentuates the isolation of this proposal from the remainder of the community. The Parish Council feels that this epitomises bad planning, and reinforces the unsuitability of the site for providing such a village housing development.*

5. *The Planning Statement included in the application, submitted by Bidwells, states that ‘There are no historic applications that have been submitted or determined in respect of this site.’ This is incorrect and misleading, as the following are relevant:*
  - 5.1 *A planning application S/0255/89/F, specifically for a new access at the same location as that proposed by this application, was refused and the subsequent Appeal APP/W0530/A/89/123288 was dismissed.*
  - 5.2 *A more recent application S/2294/13/FL, dated 28 October 2013, included access onto the A10 (albeit on the opposite side of the road, but within 50 metres of the proposed access) was refused. The subsequent appeal APP/W0530/A/14/ 2214899 was dismissed; the Inspector included traffic safety issues as a contributing factor in the decision.*
6. *In support of its objection, the Parish Council would draw attention to the failure to comply with:-*
  - 6.1 *Development plan policies DP/1: Sustainable Development, DP/2: Design of New Development, DP/3: Development Criteria, DP/7: Development Frameworks and NE15 Noise Pollution (which can only be addressed by an incongruous acoustic fence on the road frontage); and*
  - 6.2 *NPPF paragraphs 17 (core planning principles), 56 (requiring good design), and 64 (refusing poor design).*

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

Held on 3<sup>rd</sup> April 2018 at 7:30pm in the Parish Council Office.

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

**Apologies:** None.

District Councillor Deborah Roberts was also present, along with six members of the public.

### **Declarations of interest**

There were no declarations of interest.

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

The minutes of the meeting held on 12<sup>th</sup> March 2018 were accepted as a true record of the meeting.

### **Application S/0839/18/FL – 2 Hardman Road, Foxton (Mr & Mrs Patel)**

This is an application for a garage conversion and single-storey side extension. This will reduce the parking space available to the property, but will still leave two spaces on the drive.

*The Parish Council recommend approval.*

### **Application S/0894/18/OL – Land adjacent to 62a Fowlmere Road, Foxton (Mr Matthew Miller, M M Developers Ltd)**

This is an application for outline planning permission for the erection of 5 dwellings and associated development, including demolition of existing structures on site, with all matters reserved apart from access, layout and scale.

Although this site is currently outside the Village Development Framework, planning permission has already been granted on the site for two 5-bedroom houses. The frontage of the original application kept the street scene largely consistent with the rest of Fowlmere Road, but this new application is horribly designed and overdevelops the site.

The six members of the public in attendance were all present to object to this application, including the residents of 62a, on whom this new development would have a hugely detrimental impact in terms of loss of privacy and light.

*The Parish Council recommend refusal.*

*Although permission has already been granted for two 5-bedroom houses on this site, this original application (S/1763/16/OL) reflected the scale and form of Fowlmere Road, whereas this new application is simply overdevelopment of the site and is completely out of scale with the street scene. The indicative housing design appears urban and not suited to Foxton's rural form, and when viewed from Fowlmere Road, creates a visual mass that would dominate the area and be at odds with the general open and spacious character of Fowlmere Road. This is contrary to emerging policy S/7 (Development Frameworks) which states that development must be "...of a scale, density and character appropriate to the location." This development would result in material harm to both the character and appearance of the area, and the adjoining single-storey property at 62A Fowlmere Road. In fact, the delegation report from the original application states that "the site is bounded by residential properties to the north, a working farmyard to the west and Fowlmere Road to the east; as such an in-depth development would give rise to potential overlooking and noise impacts to existing amenity".*

*The development would cause great detriment to the residents of the adjacent single-storey dwelling at 62A Fowlmere Road, whose light comes mainly from 3 south-facing downstairs windows, all of which would be overshadowed by the dwelling on plot 4 of the application site. This was demonstrated by a document showing a comprehensive shadow modelling by the occupant of no. 62A, which the Parish Council have suggested that he forward to SCDC. Plot 4's skylights would allow direct overlooking of the upstairs windows of 62A, and with the application site being uphill from it, would overlook the garden. The trees to be planted along the northern boundary of the application site, although currently only indicative, would be far too close to the existing dwelling at no. 62A.*

*Parking is clearly inadequate within the proposed development. The two 2-bedroom houses have only a single parking space each, and it is not unreasonable to assume that at least one of these dwellings will have 2 cars. This will require overflow parking on Fowlmere Road just inside the entrance to the village.*

*The application is misleading in several places. This development does **not** count as in-fill, since it is outside the Village Development Framework (VDF), and the previous permission granted for two 5-bedroom houses does **not** alter the VDF to include this site. The application claims that Foxton's status as a "Group Village" should allow building of up to 8 houses, but clearly ignores that fact that this is specifically **within** the VDF. The emerging Local Plan (in which this site is still outside the VDF) is imminent, and despite the application's claim to the contrary, 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).*

*Residents of the adjoining Chalk Hill development to the south of the site were not notified of this planning application, which has not given those living adjacent to the application site the chance to comment on the application.*

*For these reasons, the Parish Council recommend refusal, and ask that the application goes to the full planning committee, due to its location outside the Village Development Framework. They also recommend a site visit, to see the effect this development would have on the street scene of Fowlmere Road.*

**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 committee agreed to re-iterate the Parish Council's previous objections, with additional comments particularly regarding the weight that should be given to the imminent completion of the emerging SCDC Local Plan.

*The Parish Council feels that the amendments to this application do not alter the unsuitability of this site for development, and would like to reiterate their reasons for recommending refusal, which can be found in our previous response 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.*
- *An application of this magnitude should be a full application, to enable all the design implications to be fully assessed.*
- *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.*
- *The access will cause danger and inconvenience to other road users, given its proximity to the level crossing and Foxton's Station Road exit to the A10.*
- *Previous applications for this site, and other sites in the immediate vicinity, have been refused based on traffic issues.*

*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/0117/18/OL - Land south of Shepreth Road, Foxton (Turnwood Ltd)**

This is an amendment to a previously-discussed application for 32 dwellings together with a new access, infrastructure and landscaping.

The committee agreed to re-iterate the Parish Council's previous objections, with additional comments particularly regarding the weight that should be given to the imminent completion of the emerging SCDC Local Plan.

*The Parish Council feel that the amendments to this application do not alter the unsuitability of this site for development, and would like to reiterate their reasons for recommending refusal, which can be found in our previous response 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.*
- *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 Parish Council’s own Conservation Area Appraisal, the final stages of which have been agreed by SCDC, values the setting of Shepreth Road, stating:
 
  - *“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 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.*

### **Correspondence**

None.

### **AOB**

- Mrs Ilott agreed to speak on behalf of the Parish Council at the SCDC planning meeting on 4<sup>th</sup> April, to reiterate their objections to the new technology centre at Faraday House based on its location in the Green Belt.
- The Thriplow Farms Grain store (and associated housing application) is due to be discussed at the SCDC planning meeting on 24<sup>th</sup> April. Once this has been confirmed, the planning committee will discuss a

plan of action with Philip Kratz. Mr Bore noted that he and Mr McCreery would both be away on the 24<sup>th</sup>.

- As this was potentially the last planning meeting before the May 3<sup>rd</sup> elections, Mr Bore thanked the committee for their hard work over this last Parish Council term.

The meeting closed at 8:30pm.

## Appendix 3: Neighbourhood Plan Working Group Minutes

### NEIGHBOURHOOD PLAN WORKING GROUP

#### Notes from the meeting held on 7<sup>th</sup> March 2018 at 7.30pm

**Present:** Tony Airey, Malcolm Bore, Rachel Edgar, Liam Elliott, Laura Finnemore, Caroline Ilott, Mark Howard.

#### 1. Apologies

Apologies were received from Catherine Cairns, Simon Buggey, James Lord, Bob Pettigrew and Rachel Hogger. In Catherine's absence, Caroline took the chair for the meeting.

#### 2. Minutes of the meeting on 13<sup>th</sup> February

The minutes of the meeting were agreed as correct.

##### Matters arising from the minutes:

- The winner of the £50 prize was Mr Wade Taylor of Chardle Field. The prize has been delivered.
- The Memorandum of Understanding has been signed by the Parish Council.

##### Items to be carried over to the agenda for the next meeting:

- It's not known whether James Lord has contacted Clare Cock-Starkey about Harston's Neighbourhood Plan.
- There is no more news about whether James is able to get the NP professionally printed at a pro bono rate.
- Simon is away and so has not yet ascertained the cost of proof-reading the final draft of the Neighbourhood Plan.

#### 3. Questionnaire Results and discussion

The questionnaire had a 32% response rate (282 completed questionnaires) which is very good, and can be safely relied on as good evidence. Caroline and Rachel E have input the results and Rachel is analysing them.

Rachel agreed to put together an appendix containing all the analysis graphs from this consultation, including a description of the process, and to do a similar exercise with the previous consultation (since the current document is only a PDF summary). She will pick out the relevant graph(s) to support each policy section of the draft NP, and send to Catherine.

**Action: RE**

#### 4. Focus group report

The focus group reports had been circulated and will become part of the evidence base, although it was agreed that they should be given limited weight due to the small numbers attending. An important point is that we attempted to address the deficiencies of the previous consultation, where there was a dearth of replies from younger residents.

#### 5. Update on planning policy document

Rachel Hogger has provided a new draft of the document, with edits to the introductory sections as well as updates to the policies chapter.

All working party members are asked to read this latest draft, and forward any comments to Catherine (material issues only; not spelling or grammar mistakes at this point). This should be done by Wednesday 21<sup>st</sup> March. Caroline agreed to send out an e-mail to all working party members, asking for this to be done.

**Action: CI, All**

Call for sites: - There is still some discussion about whether this is necessary, although Rachel Hogger has suggested that it will strengthen the NP if included. It will be very similar to the Local Plan's conditions for building in Foxton as a Group Village, with some additional criteria supplied from the Neighbourhood Plan evidence base. Rachel E agreed to pull out the potential criteria for sites from the consultation responses, and Liam will ask James to put together a summary of the methodology he used to identify potential sites from a recent meeting.

**Action: RE/JL**

Any call for sites ought to also identify suitable sites for business as well as residential development, although Rachel E commented that most of the consultation responses which supported business development were to expand existing businesses, rather than build new premises.

It was agreed to put the "Call for sites" criteria on the agenda for the next meeting.

#### 6. Timetable moving forward:

- Catherine has agreed to make the changes to the current draft based on everyone's comments, and return it to Rachel Hogger.

**Action: CC**

- There was some discussion about why the next draft should go to the Parish Council – Caroline will check this with Catherine. Most of the group felt that the document should go to the Parish Council only once, when it's basically finished as far as we are concerned, which will not be in time for the April Parish Council meeting but perhaps the May meeting.

**Action: CI**

- It was agreed that there was no need to create a separate publicly-available document containing the results of the recent questionnaire. The full analysis of both questionnaires that Rachel E is putting

together will become appendices to the NP, and all that is necessary at the moment is a short note on the web site to thank people for responding.

When the draft does go to the Parish Council, Malcolm requested some hard copies and Tony agreed to print about 10 copies.

- Caroline will try and contact Berent about updating the web site, although he has proved hard to get hold of recently. **NB Update. Berent has agreed to do this when the data is ready.**

**Action: CI**

- Catherine and Caroline are meeting with Alison Talkington and SCDC officers next month on 23<sup>rd</sup> April.
- Catherine has prepared a summary report for a grant claim for Rachel Hogger's time. Caroline noted that new grants would be available in the new financial year.

## **7. AOB**

From the recent questionnaire, 13 people have expressed interest in helping with the Neighbourhood Plan. 18 people are interested in helping with other conservation matters, and 8 in helping with the Help group.

Rachel E commented that a couple of surveys had been returned from non-residents who worked in Foxton. She will pass on details of these to Tony. Tony agreed to dig out and tidy up his summary report of the responses to the business questionnaire, with a view to making this summary into an appendix of the NP.

**Action: RE/TA**

## **8. Date of next meeting**

**Tuesday 10<sup>th</sup> April at 7:30pm at Catherine Cairns house, 16 Edis Way. All the rooms at the village hall are unavailable on this evening.**

**Action: CI**

## **Appendix 4:**

### **County council report from Cllr Peter Topping to Foxton Parish Council**

1. The County Council will be carrying out surface dressing on roads in South Cambs including the A10 (Cambridge Road and Royston Road) once the cold weather has gone so this is likely to be the spring/early summer.
2. The county council has been allocated £1.6m by the govt for pothole repairs to our roads, £600k more than had initially been indicated, so early engagement with the highways depot at Whittlesford is advisable to get potholes in Foxton filled in using this money.
3. The county council is building on the success of its superfast broadband programme which saw coverage rise from 60% in 2010 to 96% by 2018. Now the emphasis is on improving the mobile coverage across the county, both voice and data, which is below the national average. The county council is putting £19m into this and the Combined Authority £5m.
4. The Combined Authority agreed funding for a number of housing projects at its meeting last week which I attended. This included money to sort out the flood risk defences at Northstowe to unlock Phase 2 of the new town, allowing 3,500 homes to be built, 1700 of which will be affordable houses. Of these, 540 (360 shared ownership, 180 affordable rent) will have started on site by 2022.
5. The Combined Authority also agreed a series of infrastructure proposals, including the Foxton crossing. I have made sure that both the Combined Authority and the Greater Cambridge Partnership have kept the Foxton crossing on the list of key infrastructures works that need to be delivered.
6. The proposals for a park and ride at the M11 near Trumpington and the impact on villages along the A10 is a live topic for the Greater Cambridge Partnership and also the Combined Authority, which is the strategic transport authority. There is to be further consultation on these proposals in the next few months. This will not impact on the Foxton crossing work.
7. The government has announced a consultation on how best to deal with illegal traveller sites. This is relevant for South Cambs villages because the unlawful trespass that occurred in several villages last summer took both time and money for landowners – often the parish council as the landowner of recreation grounds etc – to resolve, as well as taking time and money for the district and county councils to help villages with advice and also clear up afterwards.

Please contact me directly if there are issues on which I can help or advise on: you can email me on [peterwwtopping@gmail.com](mailto:peterwwtopping@gmail.com) or call on 07825876582. You can see what I am doing by going to [www.councillortopping.com](http://www.councillortopping.com) which is my blog, or on twitter [@petertopping](https://twitter.com/petertopping)