

**Minutes of the Planning Committee meeting of Foxton Parish Council on  
Monday 14<sup>th</sup> January 2019 at 6.45pm at the Parish Council Office**

**Present:** Caroline Ilott, Simon Buggey and Peter Howell

Apologies from Andy Brown

The meeting was quorate.

2 members of the public were present.

**Declarations of interest**

Simon Buggey declared an interest in application S/4683/18/FL 36 Illingworth Way, Foxton for a first floor extension, and took no part in the discussion of this item.

**Minutes of the previous meeting**

The minutes of the meeting held on 9<sup>th</sup> January 2019 were accepted as a true record of the meeting.

**Matters arising**

The applicants of S/4683/18/FL asked the planning committee why they had recommended refusal for this application. They voiced disappointment at the comments made by the Parish Council in the light of other extensions being approved in the village and stated that there were no objections from neighbours. The committee explained that it must view each application on planning grounds only, guided by any documentation published on the SCDC Planning portal or sent to the parish council in hard copy. No verbal opinions can be considered and the committee is not allowed to canvass any opinions from residents about any applications. The SCDC planning officers will make the decision to pass or refuse the application –Foxton Parish Council only offers opinions. The committee advised that the applicants' architect should contact the case officer to discuss the application further.

## **Planning Applications to be considered**

### **Application S/2583/18/RM –Approval of Reserved matters for application for land granted outline planning permission (S/2148/16/OL) for 7-37 Station Road, Foxton**

*The Parish Council makes the following observations and comments:*

#### *1. Housing*

*Although the type and number of the private housing has altered slightly, the affordable housing stock remains the same. On the advice of the SCDC case officer, the Parish Council understand that of the 9 affordable properties, 70% will be affordable rental and 30% will be shared ownership. The social housing company is to be confirmed. Please ensure that as per the S106 statement, the first 8 of these properties are offered to people with connections to Foxton.*

#### *2. Layout*

*The appearance and layout is now acceptable. Landscaping has been altered according to officers requests for more native species to be used, but it could still be made even better with attention payed to how the whole development will look through the seasons. Will the tree plan restore the site to what is stated in the plans within a time frame ie within possibly 4 month of the last property being sold? Will there be a demonstration of compliance within a time frame to prove that the correct numbers of bird and bat boxes have been installed? Can it be conditioned that each property must be able to park 2 vehicles?*

#### *3. LAP*

*There are only 4 items of play equipment detailed when the S106 agreement call for a minimum of 5 pieces.*

#### *4. Boundary treatments*

*Can there be further clarification on the details of the boundary treatment of the north (Villiers Park) and east boundaries. The west is post and rail and south is close boarded fence.*

5. Roadways

*There is now clear indication on the plans where the adopted road of the entrance of the site to Station Road starts and finishes. All internal roads and the site will be under a management company paid for by residents. Will there be road markings to prevent parking on the entrance road to allow ingress of service and emergency vehicles? Will lighting on the private roadways be the same and of the same quality as the lighting on the adopted section? Can all the internal site street lighting be conditioned to be dark sky friendly?*

6. PVAA

*The entrance road to the site will cut through the grass bank on Station Road. This is a Protected Village Amenity Area (PVAA) designated under the Local Plan and in the ownership of SCDC. Please can great care be made in any works near this area and can the 'making good' be of the highest standard. This PVAA is also in the village Conservation Area.*

7. Traffic

*The site construction traffic is already conditioned to access the site via the A10 and Station Road and the entrance to the Burlington Press site on Station Road, with no site vehicle parking on Station Road at any time. Please can a condition be added to prevent any site traffic accessing the site via Fowlmere Road and Foxton High Street?*

**AOB**

The appeal for the Thriplow Farms grainstore on Fowlmere Road (S/3566/17/FL) which was written representations only, has now been changed by the Planning Inspectorate to a hearing. Date is yet to be set.

The meeting ended at 7.45pm