

**Minutes of the Planning Committee meeting of Foxton Parish Council on
Monday 24th June 2019 at 7.30pm in Foxton Village Hall**

Present: Caroline Ilott, Simon Bugey, Andy Brown and Peter Howell

The meeting was quorate.

2 members of the public were present.

Declarations of interest

None.

Minutes of the previous meeting

The minutes of the meeting held on 16th May 2019 were accepted as a true record of the meeting with no matters arising. 2 applications were discussed at the Parish Council meeting on 3rd June 2019.

Planning Applications to be considered

S/1616/19/FL Trinity School, 8, Station Road, Foxton, CB22 6SA

Demolition of existing school buildings and erection of three 3-bed houses and three 2-bed houses. Redevelopment of existing chapel into one 3-bed house and one 2-bed house.

Foxton Parish Council recommend refusal for this application. (Detailed response attached). If planners are minded to grant approval, we request that this goes to SCDC Planning Committee for consideration and that a site visit is scheduled.

S/1760/19/FL *The Annexe, R/O 59, Fowlmere Road, Foxton, Cambridge, Cambridgeshire, CB22 6RT*

Proposed change of use from annexe to residential dwelling

Foxton Parish Council wishes to object to this planning application of requesting that the annexe be reclassified as a separate dwelling.

The original conversion of the garage to an annexe (S/1510/09/F) carried the condition that 'the extension/annexe hereby permitted shall not be occupied at any time other than for ancillary purposes to the residential use of the dwelling known as 59 Fowlmere Road'. This annexe was for the specific purpose of providing residence for the applicants' disabled parents. The applicant states that the annexe has been privately rented for the last 3 to 4 years as a separate dwelling which goes against this condition. If approved the utilities would need to be separated for this annexe property from the main residence of 59 Fowlmere Road.

Planning permission was sought and given for a separate dwelling at the end of 59 Fowlmere Road's garden (S/1760/18/OL). Foxton Parish Council objected to this but the application was passed because the main residence and the annexe were classified as one dwelling.

We now object to the current application as it would result in 3 separate properties utilising the same access and would represent overdevelopment of the site. Most of this part of Fowlmere Road is a linear residential frontage and this would be out of character with the existing pattern of development.

The current request for an extra car parking space would now result in the '3' properties having a total of 7 car parking spaces. This would result in the 2 plus potential cars at the new 'end of garden' property passing in close proximity to the existing properties and increasing noise and disturbance. Access for the construction of the 'end of garden' property could also be problematic.

59 Fowlmere Road is adjacent to the Green Belt and the potential increase in noise from vehicles entering

and leaving the 3 properties cannot be underestimated.

Finally, we would also ask that when an application is submitted, up to date maps are presented as part of the application. The site plan submitted as part of this application fails to show the 2015 development of Moore's Farm which now consists of 15 residential properties.

Planning applications approved since last meeting as below:

S/1760/19/FL 29, Hillfield, Foxton, Cambridge, Cambridgeshire, CB22 6RZ

Part single storey and two storey rear extension and single storey front extension

S/1548/19/TC Trees behind Herods Farm Barn adjacent to 18, High Street, Foxton, Cambridge, Cambridgeshire, CB22 6SP

(T1) Lime Trees (to rear of barn only)

S/1142/19/DC 7-37 Station Road, Foxton, Cambridge, Cambridgeshire, CB22 6SA Discharge of Condition 2 (Materials) of Planning Application S/2583/18/RM

AOB.

Catherine Cairns, who leads the Neighbourhood Plan group, explained that SCDC had responded to the V11 draft of the Neighbourhood Plan with a 35-page document of suggested alterations. Catherine requested that the parish council engages a professional to do this 'fine tuning' as the skill set required is not something we have. She will ask SCDC exactly what is needed. The

planning committee agreed to propose this expenditure at the next parish council meeting.

The meeting ended at 8.40pm.

Foxton Parish Council response to Planning Application S/1616/19/FL re-development of Trinity School site, Foxton

Foxton Parish Council wishes to object to this application. If officers are minded to approve, we request that this application goes to the SCDC Planning Committee for consideration and that a site visit is arranged.

We have no objection to the development of the site per se, but we feel strongly that an opportunity has been very much missed to deliver the sort of housing that Foxton needs. There have been 2 consultations with This Land Ltd, the developers, but the application in its current form does not go far enough to reflect the needs and wishes of the community for this prime site.

This site is one of the areas defined in the call for sites exercise of the emerging Foxton Neighbourhood Plan. The draft 6-week consultation ended on 26th June 2019, so the plan is in its final stages and should therefore carry some weight when planners are considering this application. The results of 2 rounds of separate consultation with residents of Foxton in 2018 and 2019 showed the main need for housing to be for older people wishing to downsize but stay in the village and starter homes for young people. The type of housing would be 1 or 2 bedroom properties and bungalows.

Extracts of the emerging Neighbourhood Plan are attached, which show in more detail the policies and reasoning for this type of housing evidenced by the AECOM HNA analysis in Policy Fox/10. Indeed, the Trinity School site is of such importance to Foxton, that it has its own policy –Fox/9A.

The Local Plan Policy H/8 Housing Density states ‘The mix of market homes to be provided on sites of 9 or fewer homes will take account of local circumstances’. This is not reflected in the current application plans.

This site is in a key central location of Foxton, in the heart of the village and close to the shop/post office, White Horse pub and church. There is a bus stop opposite the entrance to the site and Foxton rail station is within a short walking distance. This makes it a prime site for older people.

The site is located in the Foxton Conservation Area and is in close proximity to a number of Grade II listed buildings including 18 Station Road, 22 Station Road, the Bury and the Barn at Number 59. This last building (the Bury is an immediate neighbour of the Trinity School site. The proposed development should be sympathetic to the character and built form of the Conservation Area. The 3 storey nature of one of the terraces is not in keeping with the local vernacular of the area, and could pose overlooking issues for neighbours. Again, the materials used in the designs do not reflect the existing village vernacular. As the site is within a conservation area, all trees, whether they have TPOs or not must have planning approval if they are to be removed. There are no separate plans in this application.

It must be remembered that this site was a school which created noise only during daytime school hours and not at weekends. The residential site will now have potential for noise and

disturbance all the time and this should be reflected in the design of not just the units, but the landscaping. Neighbours are in very close proximity to this site.

One aspect of potential disturbance is the number of vehicles entering and leaving the site. There are 16 marked car spaces which is the average 2 per dwelling. There is no space provided for visitors who could potentially park on the already crowded Station Road. If the units were better designed for older people, the car space requirements could fall thus freeing up potential visitor spaces still within the site boundaries. There is no Traffic Management Plan in this application. Construction traffic will also need planning conditioning on this very busy road. There have been no responses from CC Highways.

The design of the 2 and 3 bedroom units does not reflect needs for older people, with 3 floors, bedrooms on the top floor and stairs unsuitable for stair lifts to name but a few problems. The small rooms have little space for furniture or storage. Do the terrace houses need 3 bathrooms and a downstairs cloakroom? Only 1 unit has a downstairs bedroom –all the properties should have this ‘lifetime’ thread running through the design. There is no clear landscaping or boundary proposals which are crucial in such a tight development in a conservation area. There is no plan of the maintenance within the site for the private arboricultural and landscaping items.

There has been no attempt to include bungalows into the design, which can command a premium commercial price.

Would there be any contribution to Outdoor Playing Space as per the Local Plan Policy SC/7 which gives contributions to existing facilities?

We would again like to emphasise that the development is supported in principle but this is a hugely disappointing application in respect of its current design, as it has not taken on board the main points and requirements of the residents of Foxton which the Parish Council explained in great detail to the applicant. We would encourage the applicant to look at the design of the award winning SCDC rural exception site at Chalk Hill and the private Church View developments. These both reflect the high design parameters that Foxton expects.

We would therefore ask that this application be rejected.