

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

Held on 27th April 2017 at 6:30pm in the Parish Council Office.

Present: Malcolm Bore (chair), Simon Bugey, Liam Elliott, Ron McCreery. (Mr McCreery was co-opted to the planning committee for this meeting, as Mr Bugey was unable to take part in discussions for application S/1174/17/FL[LB]).

Apologies: None.

One member of the public was present – Mrs Elaine McCarthy, for discussion of application S/1375/17/OL.

Declarations of interest

Mr Bugey declared an interest for application S/1174/17/FL[LB] (18 Station Road), as the applicant is a good friend of his.

Application S/1174/17/FL[LB] - 18 Station Road, Foxton (Mr Richard Lloyd)

(Mr Bugey took no part in discussions or the decision regarding this application).

This application is to extend and alter a Grade 2 Listed thatched cottage. The committee noted that the proposed extension would not affect the street scene, being behind the cottage, and would be similar in style to an existing extension at the opposite end of the cottage. It is separated by from the main house by a small linking area, and there are no overlooking issues.

The Parish Council recommend approval.

Application S/1375/17/OL – Everglades, 1 Cambridge Road, Foxton (Mrs McCarthy)

This application is for the erection of two dwellings with associated access and parking. The houses are outside the village development framework, and as such the Parish Council cannot recommend approval. There would be considerable traffic safety issues from the additional traffic turning onto and off the already-busy A10, and noise from the A10 and railway would be a real problem.

Mrs McCarthy added that the Highways department had visited and recommended the movement of the access road for 'Everglades'. She commented that the Parish Council should actually have been sent two applications, one for a change to the proposed access only, and one for the outline planning permission for two houses. Mr Bore commented that we could only discuss the application that we had actually received, which included both the road and the two houses.

The Parish Council recommend refusal, as this site is outside the village development framework. The application quotes the lack of a 5-year housing supply, but these extra two houses would make little difference to this and this application is another attempt to exploit the planning vacuum left by the lack of a Local Plan. There is no comparison with the recent planning approval given for two houses on Fowlmere Road (quoted in the application), as that is a brownfield site and is infill between other dwellings, despite also being outside the village development framework.

The application mentions a refusal for a bungalow on the same site in 1989 (due to traffic issues), but fails to mention an additional refusal for a dwelling (S/1638/84/O) for the same reason in 1984. In addition, the plans are rather confusing as they contain three different proposals for the access road. All of these, however, would result in an intensification of traffic access to & from the A10, in an already busy area around the level crossing. The application also fails to show the recently installed central island providing a road crossing for the cycle way immediately to the north of the proposed access, which provides an additional hazard on this section of the road.

The noise levels from the proximity to the A10 and railway would make living conditions unbearable for the inhabitants. The noise assessment even recommends that there be no opening windows on the side of the house facing the A10.

The Planning Committee understand that the case for the new access onto the A10 is based on closing the existing access to Everglades from the A10, when in fact this access is not in use. Vehicular access to Everglades is gained from Barrington Road, as shown on the attached plan and photograph. Foxton Parish Council recommends access to any development of this site should be limited to the existing access off Barrington Road.

For the above reasons, specifically traffic safety and congestion in this very busy and complicated section of the A10, the Parish Council recommend refusal of this application.

Correspondence

- Mr Bore has still not received a copy of the tree officer's report that he requested from SCDC, regarding the trees at Reed Autos which were removed despite being subject to a TPO.
- Mr Bore has contacted SCDC, via the clerk, about incorrect numbering of an omission site (on land off Station Road recently given planning permission for 22 houses) in the Local Plan hearing programme. He has received a confusing reply, and so will follow this up.
- The Thriplow Farms Grain Store application is still at the pre-application stage; Mr Bore has requested information from David Thompson at SCDC about the next pre-application advice meeting but has not yet heard back.

AOB

None.

The meeting closed at 7:20pm.