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

The meeting was quorate. No members of the public present.

1. Declarations of interest

None

2. Minutes of the previous meeting

The minutes of the meeting on Tuesday 22nd October 2019 were accepted as a true record of the meeting with no matters arising.

3. Planning Applications to be considered

A. S/3683/19/DC – Discharge of condition 4 (Boundary Treatment) of planning permission S/2583/18/RM - Land behind 7, Station Road, Foxton, Cambridge, Cambridgeshire, CB22 6SA.

Foxton Parish Council recommend refusal of the revised proposed site plan for this discharge of condition 4 (Boundary Treatment) for the following reasons:

a) The roadway ending at the eastern boundary just north of the LAP no longer shows the grass area planted with trees as per the plans in S/2583/19/RM (drawing 2122 01 E). The site layout plans also show this grassed and tree planted ending to the roadway. The current layout completely omits any such grass and trees and as such is a material change from the original approved Reserved Matters application.

b) The Conveyance site plan shows the pink area as ‘Open space (Management company) with future rights of access’. There has been no information or opportunity for the parish to consult on these ‘future rights of access’ and they do not appear anywhere in the original plans of S/2583/18/RM. Again this is a material change from the original application.

c) The site plan shows the green areas as ‘Open space, Parish ownership’. At no time have Foxton Parish Council been approached to discuss whether we want to take on the ‘green areas’ of this development. This same condition under S/1942/19/DC was refused in August 2019. We were informed that discussions would take place once the ‘tipping point’ was reached. We have had no communication with the developers over this matter and categorically state that the parish council do not want to manage or
take responsibility of any part of this development. Again this is a material change to the original application.

B. S/3837/19/DC – Discharge of Condition 3 (Details of the proposed arrangements for future management and maintenance of the proposed streets) pursuant to planning permission S/2583/18/RM

Foxton Parish Council recommend refusal of the Responsibility Plan in this application for the following reasons:

1. The roadway ending at the eastern boundary just north of the LAP no longer shows the grass area planted with trees as per the plans in S/2583/19/RM (drawing 212201 E). The site layout plans also show this grassed and tree planted ending to the roadway. The current layout completely omits any such grass and trees and as such is a material change from the original approved Reserved Matters application.

2. The Conveyance site plan shows the pink area as ‘Open space (Management company) with future rights of access’. There has been no information or opportunity for the parish to consult on these ‘future rights of access’ and they do not appear anywhere in the original plans of S/2583/18/RM. Again this is a material change from the original application.

3. The site plan shows the green areas as ‘Open space, Parish ownership’. At no time have Foxton Parish Council been approached to discuss whether we want to take on the ‘green areas’ of this development. This same condition under S/1981/19/DC was refused in August 2019. We were informed that discussions would take place once the ‘tipping point’ was reached. We have had no communication with the developers over this matter and categorically state that the parish council do not want to manage or take responsibility of any part of this development. Again this is a material change to the original application.

C. S/3711/19/LD - 15, High Street, Foxton, Cambridge, Cambridgeshire, CB22 6SP Certificate of lawful development for a proposed single storey rear extension

Foxton Parish Council recommends approval.

D. S/3374/19/FL 69, Station Road, Foxton, Cambridge, Cambridgeshire, CB22 6SD Erection of new detached three bedroom bungalow with garden shed and associated site works.

This was commented on at the last planning meeting. An update is that SCDC tree officers are applying for a TPO on the oak tree associated with this application.
E. S/3810/19/FL - 12, Malting Lane, Foxton, Cambridge, Cambridgeshire, CB22 6SS Two storey rear extension.

Foxton Parish Council recommends refusal of this application for the following reasons:

The building is in the Foxton Conservation Area and as such the cedar cladding proposed is not in keeping with the rest of the building or with the other buildings in Malting Lane. All of these are predominately white rendered or painted masonry finishes along with some clunch stone. The window design in uPVC is also not in keeping with the rest of the building and the window in the upper west elevation will overlook the neighbouring property. The design would have an adverse impact on the conservation area, contrary to Policy H/16 of the Local Plan as would the design and construction materials.

F. S/3814/19/FL - 69, Station Road, Foxton, Cambridge, Cambridgeshire, CB22 6SD Erection of new detached three bedroom bungalow with garden shed and associated site works

Foxton Parish Council recommends refusal of this application for the following reasons:

a) The siting of the new bungalow constitutes urban density in a rural location. It is sited right against the northern boundary fence and has very little space between the southern point of the building and the proposed new boundary fence separating the two properties. The orientation is not in keeping with the linear design of Station Road (not Foxton Road as mentioned in the plans). As such it is overdevelopment of this plot. There would be a loss of light to the south and west aspects of the new building from the proposed boundary fence. The space on the west side patio would not give a good amenity area.

b) The whole proposal is in contravention of Local Plan Policy H/16 – Development of Residential Garden as there would be significant harm to the local area in terms of siting, design, scale and layout.

c) There is a material concern over the proposed new access drive onto Station Road. Careful measurement is required as the design document states the new access is approximately 31m from the junction of Station Road and the A10. No access is permitted within 30m of a junction. There is also concern that currently there is a street lamp in path of the new access drive on the grass verge. Also a new drive cannot interfere with the current road drainage system. There is a storm drain on that side of Station Road. In addition various utilities are sited in the grass verge.

d) As the development is within 250m of a level crossing, Network Rail would need to give their approval.

e) The most serious concern is the potential damage the new construction could cause to the many trees with TPO’s. The trees in most danger from the new access drive are all beech, which have shallow root systems for their size. Any work near the trees could
cause irreparable damage to the root protection area, even with mitigation. The new access drive runs very close to 2 trees and indeed the applicant wishes to remove one mature beech tree, which although not as vigorous in growth as some of the other beeches, is nonetheless a perfectly viable and valuable tree situated at the entrance to Station Road. The drainage of this tree area must also be examined as the ground is usually dry making the tree root systems more vulnerable to damage. The vigorous evergreen laurel border hedge will also be a drain on any water supplies of the Station Road garden frontage.

We would ask that the case officer does a site visit to view these concerns and consults the tree officer for further opinions.

In summary this application is over development of the existing site and raises serious concerns of noise and pollution due to the sitting so near the A10 with the issue of slow moving and stationary cars every time the level crossing gates are down. The GCP in its recent report on the proposed Foxton Travel Hub, mentioned some 18000 car movement per day. Proposed removal of some trees along the northern boundary can only exacerbate this issue. Quality of life for anyone living at the new bungalow would certainly be affected.

In addition the potential damage to mature and TPO protected beech trees cannot be underestimated.

Meeting ended 7.50pm