

**Minutes from the Foxton Parish Council Planning Committee meeting  
Monday 15<sup>th</sup> February 2021 via Google Hangouts**

Present: Caroline Ilott, Peter Howell, Andy Brown and Sheryl Williamson plus 2 members of the public.

**1. Declarations of interest –none**

**2. Minutes of Planning meeting on 18<sup>th</sup> January 2021 and matters arising**

The minutes were approved and taken as a true record of the meeting with no matters arising. The Chairman of the Planning Committee signed the minutes during the online meeting in the presence of councillors attending.

**3. Planning Applications to be considered**

- A) Ref. No: 20/05326/REM Land To The Rear Of 59 Fowlmere Road Foxton Cambridge Cambridgeshire CB22 6RT** Approval of matters reserved for layout, scale and appearance following outline planning permission S/1761/18/OL for Erection of 1 No detached dwelling including associated external works with some matters reserved except for access. *Foxton Parish Council recommend refusal for the application for the following reasons:*

*The new building footprint is too large for the plot size and constitutes overdevelopment. There will be very little garden for the size of the property.*

*There are no details of landscaping with this application contrary to 2018 Local Plan policy NH/8 Mitigating the impact of Development in and Adjoining the Green Belt. This call for landscaping conditions with careful design measures of a high quality. The only details mentioned are close board fencing and hedging –no planting plan is given.*

- B) Ref. No: 21/00369/CTY Land At Royston Road Foxton Cambridge Cambridgeshire CB22 6SE** Screening Opinion for a Travel Hub for 500 car parking spaces including cycle and disabled parking provision, landscaping and footbridge on land between Royston Road (A10) and railway line south-west of Foxton station. *Foxton Parish Council recommend that there are definite reasons for an Environmental Impact Assessment to be requested from The Greater Cambridge Partnership for the proposed Travel Hub in its current location. If planning permission were to be granted for the submitted layout, there would be significant environmental effects. These include the following reasons:*

1. *Location, size and nature – There could be potential risk to human health from air pollution both inside the site and on the A10 where idling traffic will be held up at very regular intervals by the use of the Foxton Level Crossing gates. There is the potential for traffic to be ‘backed up’ to the entrance of the proposed Travel Hub. No air pollution data has been submitted with this EIA which has been taken from the level crossing or nearby roads. No consideration has been given to the potential increase in traffic levels and thus air pollution from vehicles accessing the travel hub from nearby villages of Barrington, Fowlmere, Shepreth, Meldreth and Melbourn. No air quality data for Foxton village is attached to this application.*

2. *The current proposed site for the travel hub is in an area where drainage is a marked problem. The land is in the river Rhee valley and the gravel layers cause subsurface groundwater movement. Any attempt to drain this land could cause dewatering problems. This area is a natural wetland, and although the current high water table could change, there has not been any evidence in this submission of taking into account current climate change evidence for wetter winters and dryer summers. More detailed work on the long term drainage issues of this site should be required.*

3. *The potential light pollution issues for a travel hub open 24/7 have not been sufficiently considered. Light pollution for both humans and wildlife is a serious matter and should have a more detailed approach than the one found in this application.*

4. *There is no detailed data of current archaeological survey work –only references to trenches plus sketchy information on the area and its surrounds. This area of Foxton has had significant archaeological surveys. The following is an extract from Historic England National Archaeological Identification Survey: South-West Cambridgeshire*

#### *Romans along the Rhee*

*The aerial investigation and mapping also increased our understanding of the later Iron Age and Roman periods on the areas over chalk to the south of the River Cam or Rhee. The soils over chalk are usually conducive to the regular formation of cropmarks of buried archaeological features. The mapping from aerial photographs illustrates a dense pattern of settlement, now buried beneath the plough soil, interconnected by networks of trackways and hollow ways.*

*The densest concentration of archaeological evidence seen from the air was on an area of sands and gravels where the River Rhee and the Hoffer Brook join. A vast array of Roman activity occurred here. This is*

*seen as cropmarks of large rectilinear settlements connected by a series of linear trackways or roads.*

*Stretching from Hoffer Bridge to Rushmoor Plantation, this Roman landscape appears to show a continuation of Late Iron Age activity, in places using the layouts of earlier settlements and trackways. The regularity and extensive nature of the cropmarks suggests a considerable level of organisation and limited excavations suggest a possible military origin.*

*Further west the Roman monuments are less imposing, but no less extensive. There are a number of settlements, villas and cemeteries, several of which were mapped from aerial sources.*

*The regularity and density of the Roman settlement between Shepreth and Foxton illustrates considerable planning perhaps suggesting that this area had a special status. Archaeological Mapping © Historic England. Base map © Crown Copyright and database right 2015. All rights reserved. Ordnance Survey Licence number 100019088*

- 5. Environmental issues – There does not seem to be any evidence for a desirable 10% net biodiversity gain in the development process of this application. There is no mention of Schedule 1 birds breeding close by or the assemblage of the farmland species of value. There is no reference to the emerging Foxton Neighbourhood Plan and the landscape character assessments of this area.*
- 6. Risk of accidents – There is nothing in this application to show safe passage for pedestrians to be able to cross the A10 and access Foxton railway station. At present pedestrians will cross the road with a central traffic island near the level crossing. With an estimated 150 people using this at peak times, there could be potential hazard.*

**C) Ref. No: 20/03934/FUL Barn At Moores Farm Fowlmere Road Foxton Cambridge Cambridgeshire CB22 6RT Conversion of agricultural building to 2 No. dwellings. Alteration of plans.**

*Foxton Parish Council recommend refusal for this application as the alteration of plans still does not address the issue of vehicle parking being an unnecessary visual intrusion in what is a very open and relatively flat piece of chalkland. The Foxton Chalklands are highly characteristic of the wider National Character Area. It is a productive, well-managed agricultural landscape which has wide open tranquil rural vistas. These open spaces are important landscape features which should not be marred by contrived development. Perhaps some natural environmental screening could be done, as at the grain store development opposite (Planning application S/3566/17/FL ) to mitigate the harmful effects.*

**D) 20/05150/HFUL - 12 Malting Lane – consider if this should be recommended to go to SCDC Planning Committee if planning permission is recommended by the case officer.**

The case officer contacted the Parish Council as to the above issue. The Parish Council declined the offer but asked that the Conservation officer be fully informed and her opinion sought before the case officer made any decision on this application.

**4. Call for Sites SCDC Local Plan**

Reminder for all parish councillors to submit their ideas to be collated into a full parish response by 22<sup>nd</sup> February 2021

Meeting ended 5.45pm.