

**Minutes from the Foxton Parish Council Planning Committee meeting
Wednesday 21st July at 7.00pm at Foxton Village Hall**

Present: Caroline Ilott, (Chair), Peter Howell, and Sheryl Williamson. District Cllr Deborah Roberts and 9 members of the public were present and the Parish Council clerk, Annabel Wright, who took the minutes. The meeting was quorate.

Apologies for absence: Andy Brown

1. Declarations of interest: None

2. Minutes of Planning meeting from Tuesday 6th July 2021 and matters arising

The minutes were taken as a true record of the meeting with no matters arising.

3. Planning Applications to be considered:

A) Ref. No: 21/02423/FUL

Demolition of existing dwelling and erection of 3 dwellings with associated infrastructure

32 Fowlmere Road, Foxton, Cambs, CB22 6RT

Foxton Parish Council is not against development of this site in principal but recommends refusal for this application and requests that it go to SCDC Planning Committee if the officer is minded to recommend approval.

Refusal is recommended for the following reasons:

- i) The 3 dwellings detailed constitute over-development of the area being 3 large buildings with very little amenity space allocated for each dwelling in comparison to the size of the dwellings, access issues, and no internal safe pedestrian and disabled access.*

- ii) Foxton Neighbourhood Plan, which goes to referendum on 22nd July and should therefore be considered in the light of this application, make clear in Policy Fox 10/ Housing Mix the following:*

Housing mix within new residential development schemes shall be suitable for meeting the needs within the parish, as set out in the Housing Needs Survey.

The mix of market homes on sites of 9 or fewer units will provide at least 50% of 1-2 bedroom units to take into account Foxton's identified need for smaller homes for both first-time buyers and older people downsizing.

In homes intended for the lifetime occupation by the older generation, conformity to Building Regulations Standards M4(2) is encouraged.

The existing structure on the plot is a bungalow and housing of this nature would be far more appropriate and acceptable.

- iii) The removal of the existing mature boundary vegetation around the whole plot will have significant visual impact from many of the neighbouring 2 storey houses in Illingworth Way, St Laurence Road and Fowlmere Road. This has been highlighted by 7 of the 14 properties on the Neighbours notified list. Many mature trees and shrubs will be lost and risk of loss to mature neighbouring property trees from cutting back could be an issue.*
- iv) The design of the application dwellings is not compatible with the location in terms of scale, mass, form, siting, design, proportion, and materials in relation to the surrounding area. The tall chimneys are a particular example of incongruous design. There are many blank walls and the overall designs do not reflect the surrounding vernacular. The 'packed in' nature of the buildings layout could make it problematic for building ie scaffolding erection, lack of space for safe off road storage of building material, deliveries and general parking.*

There is no report from the police about the crime prevention aspects of the site layout.

v) Specific plot issues –

- a) Plot 1 – This effect properties at 2 Illingworth Way and 30,37 and 39 Fowlmere Road. There are issues of sun and daylight blocking plus privacy and overlooking with No 30 along with the fact that cars will be parked virtually outside the living room window of No 30.*

No 39 will have overlooking and privacy issues as the upper floor windows of that property face the upper floor windows of Plot 1 bedroom and living room.

No 2 Illingworth Way will overlook the plot with the same issues for Plot 3.

Overall the fenestration is very small and the north elevation in particular has very little window space. The rooms are cramped and contrived in design and the overall dwelling is very close to No 30 Fowlmere Road.

The roofline is also of concern.

- b) Plot 2 – This affects properties at 41 and 39 St Laurence Road and 20 Illingworth Way in particular. The St Laurence Road properties can overlook plot 2 and 3 gardens raising privacy issues from their upper floor windows. The bedroom of the property on Plot 1 will look into the bedrooms of the properties of Plots 2 and 3.*
- c) Plot 3 – This affects properties 2,4,6, and 30 Illingworth Way in particular with overlooking issues both from and to Plot 3 dwelling. Again very few windows on north and south elevations for the size of the building and overall cramped and contrived design. Plot 3 is also very close to Plot 2.*

vi) Access:

The proposed access road into the site is directly opposite No 39 Fowlmere Road which has a sloping drive and parking for 2 vehicles. This could cause safety issues for vehicles ingress and egress from both No 39 and the new site road.

The proposed access road is sited on one of the narrowest sections of Fowlmere Road and this, linked with the car parking outside properties on Fowlmere Road could also have safety issues.

There is no pavement fronting No 32 Fowlmere Road, which is not made clear on the plans. Thus there is no safe pedestrian access on that side of Fowlmere Road and there are no details of any pedestrian or disabled access on the site road entrance.

The visibility splay on the south side is not within the site boundary (as shown on the plans). This piece of verge belongs to Cambs County Council Highways. There is also a lamp post situated on the edge of the proposed site entrance –again not shown on the plans –and a drainage gully in the road. The proposal of having a height limited boundary fence on the southern access road side kept free of obstruction does not address the matter of who is to be responsible for this condition and does not mitigate the other ingress and egress safety issues.

The proposed access is very close to the junction of Illingworth Way and Fowlmere Road.

The narrow pinch point of the access road of 3.7m down from 5m could cause difficulty for refuse lorries and for emergency services.

The rear garden wall of Plot 1 is low scale up to the point where it bends and after the height is not specified. This could affect road visibility.

- vii) The soft landscaping plan is markedly different from the site plan of the southern boundary. The AIA assessments do not seem to add up and this has*

given rise to comments from neighbours consulted. 21 trees are scheduled to be removed which could be mitigated with better layouts and design.

Comments on the removal of a mature tree in the bird nesting season should be noted. A mature tree which was removed was not included in the AIA despite there being 2 photos with the mature tree visible in the appendix. The site was purchased on 12th February 2021 and the tree in question cut down by 31st March 2021.

There is a large proportion of hard landscaping within the site, which could also be mitigated with more thoughtful design. Although this may be of a permeable nature, climate change matters and more frequent extreme weather conditions should be considered when so much soil sealing is contemplated. The existing designs do not equate with environmental sustainability as detailed in the Local Plan – there is no provision for electric charging points for example, and limited bicycle storage.

The Waste Management officer has made a point regarding air source heat pumps located outside properties that may require noise reduction methods. The cramped nature of the site would suggest that this could be an issue not just for residents of the new dwellings but for surrounding properties.

The meeting ended at 7.50pm