

**Minutes from the Foxtton Parish Council Planning Committee meeting Monday
21st June 2021 at 7.30pm outside Foxtton Village Hall**

Present: Caroline Ilott, Peter Howell and Andy Brown. 4 members of the public present. Apologies from Sheryl Williamson. The meeting was quorate.

As this was the first planning committee meeting after the Annual Parish Meeting a chair was nominated. Peter Howell nominated Caroline Ilott, seconded by Andy Brown.

1. Declarations of interest – none.

2. Minutes of Planning meeting on 23rd April 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 21/01353/OUT

Outline planning permission for the erection of a dwelling with all matters reserved.18, Station Road, Foxtton, CB22 6SA

Foxtton Parish Council recommend refusal for this application as there is not enough information to make valid comments. We support the Conservation officer's views in this matter and as the site is within the Foxtton Conservation Area and in the environs of a listed building, outline planning alone means that this application does not comply with Local Plan policies.

There is also concern that Highway Authority request for visibility splays on both sides of the access cannot be met as the wall of No18 forms the boundary on one side. The other side visual splay would not be within the site boundary but in the neighbouring property. There are also issues of parking rights as highlighted by the owners of 16 and 16a Station Road.

If the case officer is minded to recommend approval, we would ask for this application to go to the SCDC Planning Committee.

B) Ref No 21/02257/HFUL

2 story front extension and garage conversion. 15 Edis Way, Foxton, CB22 6RW.

Foxton Parish Council recommend approval

C) Ref No 21/02232/HFUL

Demolition of existing conservatory. Replace single story rear extension. 1 Mortimers Lane, Foxton, CB22 6RR.

Foxton Parish Council recommends approval subject to the Conservation officer and Listed Buildings officer satisfaction.

D) Ref 21/01922/FUL

Conversion of storage barn to form detached two story dwelling. 71a High Street, Foxton CB22 6RP.

Foxton Parish Council recommend approval subject to the views of the Conservation officer. The application is within the Foxton Conservation Area and the boundary of the Green Belt runs along the north wall of the barn, which means the proposed conservatory would be residential development partly within the Green Belt.

As long as the final design preserves or enhances the character or appearance of the Conservation Area and does not contravene any Green Belt planning matters, there is no objection.

E) Ref No 21/01938/REM

Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/1761/18/OL for the erection of 1 No. detached dwelling and associated external works - resubmission of 20/05326/REM. 59 Fowlmere Road, Foxton, CB22 6RT

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.

The Highways requirement for pedestrian visibility splays of 2m x 2m each side of the vehicular access would pose a problem on the side where the public footpath to Newton starts on the grass verge owned by County Council Highways.

Issues of construction traffic parking on the highway must be addressed as the site is at the top of a hill, opposite a junction and near one of the village entrances.

4. Planning applications decided

A. Ref. No: 21/00670/HFUL Installation of two automated vehicle gates and one pedestrian gate to the front of our property

35 Hillfield Foxton CB22 6RZ Approved

B. 20/02613/REM Reserved Matters Site Land At 1 Cambridge Road Foxton CB22 6SH

Proposal Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/1375/17/OL for the erection of two dwellings with associated access and parking. Approved.

C. Ref. No: 21/00935/HFUL

Erection of garden room to the South-East end of the garden to be used primarily as a gym, with roof extension to the North-West to provide a covered section of an existing patio

3 Shepreth Road Foxton CB22 6SU Approved

D. Ref No 21/01486/HFUL

Roof extension and internal alterations to garage to form accessible sanitary accommodation and utility room

7 West Hill Road, Foxton. Approved.

The meeting ended at 7.30pm