

## **Minutes from the Foxton Parish Council Planning Committee meeting Tuesday 6<sup>th</sup> July at 6.30pm outside the Foxton Village Hall Pavilion**

Present: Caroline Ilott, Peter Howell, Andy Brown and Sheryl Williamson. 2 members of the public were present. The meeting was quorate with no apologies for absence.

- 1. Declarations of interest** – Caroline Ilott declared an interest in item C) as her property is in the neighbours notified list. She will therefore not make any comments on this item.
  
- 2. Minutes of Planning meeting on Monday 21st June** 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: 21/02457/FUL**

Proposed single store lean too extension to existing storage facilities Orchard Farm Fowlmere Road Foxton CB22 6RT.

*Foxton Parish Council recommends approval for this application with attention being paid to the following issues:*

- i) As the site is partially in a residential area there should be a limitation on working hours and the hours that power machinery or commercial vehicles should be allowed to operate in order to minimise noise disturbance for the adjoining residents.*
- ii) The archaeology officer must be satisfied that conditions are appropriate for this building in line with Local Plan policies as the site is adjacent to a Scheduled Ancient Monument.*
- iii) The new building should be of the same materials, construction and colour as existing and there should be no light pollution issues.*
- iv) There will possibly be more traffic generated along Fowlmere Road from increased commercial activities. CC Highways to consider a 50mph speed limit along the whole of Fowlmere Road from the junction with the B1368 Cambridge Road to Foxton.*

### **B. Ref No: 21/02603/FUL**

Erection of a grain store and siting of 2 No. fertiliser tanks

Land On The South West Of Fowlmere Road Foxton Cambridgeshire

*Foxton Parish Council recommends refusal for this application and request that it go to SCDC Planning Committee if the officer is minded to recommend approval.*

*Refusal is recommended for the following reasons:*

- i) The proposed grain store is well outside Foxton Development Area and is located along Fowlmere Road almost opposite the Thriplow Farms large grain store given approval at appeal under APP/W0530/W/18/3210962 but not yet constructed. There is also the current store located on the same side of Fowlmere Road as the application site, which was recently granted planning for conversion to 2 dwellings under 20/01625/PR103Q.*

*This could result in increased traffic of both residential and agricultural nature along a minor road with a 60mph speed limit. Traffic management plans should be required both for construction and usage and possible traffic calming measures eg speed limit reduction to 50mph should be considered. The Thriplow Farms grain store has a limitation put on the number of daily vehicle movements and this should also be applied to this application.*

- ii) The application is for a grain and machinery store which is bigger than the current store on Fowlmere Road. The current store is 14m x 18.2m with a ridge height of 5.3m. This application is 18.2m x 24.3m with a ridge height of 9.2m at its highest point. Although this proposed building will have some degree of screening from Fowlmere Road, from a hedge line with some new planting, it will stand out from the viewpoint of the public footpath running from Foxton to Fowlmere and be highly visible within the chalk lowlands. The Foxton Neighbourhood Plan, which is going to Referendum on 22<sup>nd</sup> July 2021 and now carries planning weight, has a detailed Landscape Character Assessment. This proposed grain store will be a 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 appropriate as asked for with the Thriplow Farms grain store.*

*There is also a danger that with this application, a degree of creeping ribbon development will be happening along a very rural road bordering Green Belt and leading to one of the main entrances to Foxton. This is*

*not compatible with Policies 5 and 6 of the Foxtan Neighbourhood Plan.*

- iii) There is no ecology report to support this application which could have implications for the Conservation of Habitats & Species Regulations 2017.*
- iv) There is no detailed landscaping information to mitigate the location requested.*
- v) There is no archaeology report and as the site lies within an area of high archaeological potential, being very near to a nationally important Scheduled Ancient Monument (National Heritage List for England ref 1004670, HER DCB175), a known late Iron Age settlement occupied through to the early Roman period, this should be a primary requirement.*
- vi) The Foxtan Neighbourhood Plan has a number of relevant policies which should be considered:*

#### *FOX/1 Rural Character*

*The 1st four bullet points of this key policy are relevant here, particularly the first and second.*

#### **Policy FOX/1 Rural Character**

*The rural character of the village and its surroundings shall be respected through new development by ensuring that:*

- new buildings and extensions to existing buildings reflect and enhance the street scene, by way of their scale, height and massing*
- construction materials and finishes shall reflect the surrounding area and the character and heritage of the immediate environment. Where approved, modern replacement and/or new build materials shall visually complement the immediate environment*
- the resulting pattern of development is appropriate to the surroundings;*
- boundary treatment and landscaping schemes shall be carefully designed so as to prevent undue urbanisation of the location;*
- proposals should seek to conserve or enhance mature vegetation.*

*The following policies should also be considered:*

*Policy Fox/2 Sustainable design and construction*

*Policy Fox/4 Heritage Assets and their setting - Development proposals should conserve the significance of designated heritage assets such as listed buildings,*

scheduled monuments, the conservation area and their respective settings. Plus figure 12 that shows the location spatially.

#### *Landscape character*

*Page 41 Chalklands paragraph states that ' any new agricultural or employment buildings would severely detract from the landscape quality, openness and uninterrupted skylines. Any such development could not easily be ameliorated by screening.' The new hedgerow will in many years' time give some screening from the road but not from the viewpoints FOX/6 and figure 15. Policy FOX/5 is highly relevant, particularly the last paragraph.*

#### ***Policy FOX/5 Protect and Enhance Foxton's Landscape Character***

*Development proposals shall respect and retain or enhance the local character and distinctiveness of the individual landscape character area in which it is located as set out in the Landscape Character Assessment.*

*For proposals on the edge of the built-up area:*

- Each development scheme must be accompanied by a landscape scheme to enable it to blend into its local landscape character area. Where there are sensitive edges abutting open fields, as shown on Figure 15, these shall be respected and proposals that create hard edges to the perimeter of the settlement shall be resisted.*
- Development on the eastern side which buffers the Green Belt, but is not classified as a sensitive edge, must include careful landscaping and design measures of a high quality.*
- Within the open countryside:*
- Development proposals in the open farmlands of the Foxton Chalklands must provide appropriate demonstration that unacceptable visual impacts on the open landscape and the traditional setting and settlement form of Foxton will not arise.*

#### ***Policy FOX/6 Maintain or Enhance Key Views and Village Gateways***

*Proposals for new buildings, including extensions to existing buildings, shall maintain or wherever possible enhance the key views in and out of the parish as identified on Figure 15.*

*Development that would affect the gateways to the village should ensure that opportunities to enhance the gateways are implemented where possible, as identified on Figure 15 and the Policies Maps (Figures 30A and 30B).*

#### ***Policy FOX/8 Biodiversity and New Development***

*Development proposals for new buildings shall retain existing features of biodiversity value (such as grass verges, banks and greens, boundary hedgerows and trees,*

*specimen trees and water courses) and, where practical to do so, to provide a measurable net gain in biodiversity through for example:*

- The creation of new natural habitats such as chalk grassland*
- The planting of additional trees and hedgerows, prioritising locally indigenous species appropriate to the location, and*
- Restoring and repairing fragmented biodiversity networks.*

*All new developments should take account of the detailed guidance in the Cambridgeshire Landscape Guidelines.*

*Finally, the recommendations of the Cambridgeshire Landscape Guidelines must be followed and it is recommended that the Landscape Character Assessment in the Foxton Neighbourhood Plan is also referred to. (See link <https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/foxtton-neighbourhood-plan/>).*

**C. Ref. No: 21/02514/HFUL**

Single storey rear extension, internal alterations, changes to fenestration, relocate entrance hall and construct canopy, installation of air heat source pump and close garden gate off.

55A High Street Foxton Cambridge Cambridgeshire CB22 6RP

*Foxton Parish Council recommends approval for this application.*

**4. Planning applications decided**

**a) S/3566/17/CONDA**

Discharge Condition in Full

Land Opposite Orchard Farm Fowlmere Road Foxton Cambridgeshire

Submission of details required by condition 11 (Biodiversity Enhancement), of planning permission S/3566/17/FL.

**b) 21/01486/HFUL**

Granted Permission

7 West Hill Road Foxton CB22 6SZ

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

The meeting ended 7.30pm