

**Minutes from Foxton parish Council Planning Committee meeting Tuesday 9<sup>th</sup>  
November 2021 at 6.30pm the Parish Office**

Present: Caroline Ilott, Peter Howell, and Andy Brown. The meeting was quorate.  
Sheryl Williams gave apologies for absence.

- 1. Declarations of interest – none**
- 2. Minutes re Planning meeting on Wednesday 29<sup>th</sup> September 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: 21/04653FUL**

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

Moore's Farm Fowlmere Road Foxton Cambridge Cambridgeshire CB22 6RT

*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. We also request that the SCDC Planning Committee make a site visit.*

*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.*

- iii) 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 was made on 5<sup>th</sup> August 2021 includes 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.*

*There has been some attempt at landscaping to protect the views from Fowlmere Road, but there should be tree planting all the way round the proposed building, especially the west side where it would be seen from the public footpath. This side has no planting proposals in the current application plans.*

*Policy FOX/1 of the Neighbourhood Plan requires that the rural character of the village and its surroundings to be respected through new development by ensuring that proposals seek to conserve or enhance mature vegetation.*

*Policy FOX/5 of the Neighbourhood Plan, which seeks to protect and enhance Foxton's landscape character sets out that 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 development within the open countryside the policy states that 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.*

*Figure 14 of the Neighbourhood Plan identifies the approach to Foxton village from the south along Fowlmere Road as a key view across the parish.*

*Policy FOX/6 of the Neighbourhood Plan sets out that 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.*

*Figure 15 of the Neighbourhood Plan identifies Fowlmere Road as a key view in and out of the village and is specified as a village gateway on the southern edge of the village.*

*Policy Fox/8 references biodiversity. The proposed planting scheme is not compatible with chalk farmlands.*

*Suitable tree species include beech, small leaved lime, wild cherry and field maple but not oak. Hedgerow species include hazel, field maple, dog rose, wayfaring tree, hawthorn and blackthorn.*

*However all these proposed plantings would take many years to establish and would only partially screen the building. The wildflower verge and all the planting would need appropriate watering and long term maintenance. Perhaps a bund with appropriate planting could be conditioned especially on the west side of the building. Similar conditions have been placed on the Thriplow Farms grain store which has planning permission directly opposite this proposal on the other side of Fowlmere Road.*

*The current suggested landscaping will not significantly screen or integrate the proposed development into the open chalkland landscape.*

*The applicant should look at the recommendations of suitable species for the 'Chalklands' landscape character area, as set out in appendix 2 of the 2017 Landscape Character Assessment for Foxton.*

- iv) 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 Foxton Neighbourhood Plan.*
- v) There is no ecology report to support this application which could have implications for the Conservation of Habitats & Species Regulations 2017.*
- vi) The Foxton 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.scamb.gov.uk/planning/local-plan-and-neighbourhood-planning/foxton-neighbourhood-plan/>).*

#### **4. Applications decided**

##### **A. Single storey lean to extension to existing storage facilities (Re-submission of 21/02457/FUL)**

Orchard Farm Fowlmere Road Foxton Cambridgeshire

Ref. No: 21/03845/FUL **Approved**

##### **B. Submission of details required by condition 5 (Drainage), 12 (Surface Water Drainage) and 14 (Archaeology) of planning permission S/3566/17/FL**

Land Opposite Orchard Farm Fowlmere Road Foxton Cambridgeshire

Ref. No: S/3566/17/CONDB **Approved**

**C. 21/1327/TTPO 6 Barrington Road Foxton Cambridge Cambridgeshire  
CB22 6SJ**

**5 DAY NOTICE**

T1 Willow - fell to ground level (already failed tree due to unstable tree, posing a threat to damaging neighbouring property).

T2 Willow - fell to ground level (due to extensive decay in the trunk of the tree from the base to the old pollard height. Tree posing a threat to neighbouring property.)

T3 Willow - fell to ground level (dead tree in hedgerow)

T4 willow - repollard back to previous (to reduce weight to prevent potential failure and damage to neighbouring property.) **Approved**

**D. 21/03558/S73 35 Fowlmere Road Foxton CB22 6RT**

S73 to vary condition 3 of ref: 21/00495/HFUL (Single storey porch and an outbuilding replacement to provide office and storage room) to change existing brick to white render. **Approved**

**E. Response to email from agent Chris Anderson on 32 Fowlmere Road  
application 21/03944/FUL.**

This application has been refused and the agent has requested a meeting with the Parish Council to ascertain what alternative development scheme the Parish Council would want on this site.

After taking advice FPC will decline such a meeting and respond that the agent should consult the professional planning department at South Cambs District Council. As FPC are just consultees on planning applications we can only look at applications put forward and make comments accordingly.