

Foxton Parish Council
Draft Minutes of the Planning Committee Meeting held on Wednesday 22
February 2023 at 7.00pm at Foxton Village Hall

Present: Pierre Redelinghuys, Caroline Ilott and Deborah Roberts.

1. **Apologies for absence** – none
2. **Declarations of interest** – none
3. **Planning Applications considered:**

23/00483/FUL

Site: 8 Cambridge Road Foxton Cambridgeshire CB22 6SH

Proposal: Redevelopment of site for 6 No. residential dwellings, alterations to existing vehicular access and associated works.

Applicant: Hanson Services Ltd

Web Link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/23/00483/FUL>

- Six members of the public attended in relation to this planning application. These included residents at No.4 and No.6 Cambridge Road. Residents expressed dissatisfaction at the manner in which this planning application and the planning committee meeting had been communicated. It was pointed out by the planning committee that neighbouring properties would have received a letter in relation the application including information on providing comments and the deadline for this. The planning committee encouraged members of the public to make comments on an individual basis via the case officer, Charlotte Spencer: charlotte.spencer@greatercambridgeplanning.org. The planning committee further pointed out that notice of the planning committee meeting, including an agenda, is always posted at least 3 full working days prior to the meeting on the Parish Council notice board on High Street, the Parish council website and Facebook page.
- Peter Biggs, a planning consultant from PJB planning gave a presentation on this planning application. Peter indicated that a pre-application had been submitted to SCDC 6 months ago and that the development was targeted at first time buyers, young families and those looking to downsize. Pre-application feedback included a requirement to provide a master plan for this area.
- The willow tree at the entrance to 8 Cambridge Road is under a TPO and will be retained.
- The existing bungalow at 8 Cambridge Road will be demolished with proposed dwellings 8a-c not on the same footprint as the original dwelling.

- It was noted that no windows (except a frosted bathroom window) would be overlooking the neighbouring bungalow at No.4 Cambridge Road.
- Point 7.6 and diagram of Existing land uses is inaccurate. The blue Commercial area misses out the 2 residential properties at Nos 20 and 22.
- The planning committee supports this planning application on the following grounds:
 - It is not considered to represent over-development of the area.
 - There is a reasonable number of dwellings with larger gardens.
 - The layout and design of the dwellings is considered acceptable.
 - Although Policy Fox/20 of the Neighbourhood Plan states that 'any redevelopment must be master planned to incorporate landscape and public realm improvements in order to provide an enhanced sense of place at this important village gateway site', this application is for a self-contained site of housing redevelopment which would not impinge on any future overall development.

BUT recommends that the following concerns raised are addressed:

- The risk of noise pollution from the proposed air source heat pumps impacting on properties at No. 4 and No. 6 Cambridge Road with a recommendation to remove these from the plans altogether.
- A total of 12 parking spaces for the 6 dwellings is proposed. While this satisfies the minimum criteria of SCDC, members of the public as well as the planning committee expressed concern over the lack of visitor parking as part of the plans and highlighted the risk that visitors would use surrounding areas to park. The applicant is requested to include provision for visitor parking.
- There is no indication of any bicycle storage provision. This should be included in revised plans.
- The lack of EV charging points with a request that these are included in revised plans.
- The lack of a detailed landscaping plan was highlighted. The planning committee requested additional information around how the removal of the significant area of vegetation on the site would be offset given the potential ecological impacts. There should be a biodiversity offset plan to cover requirements either on or off site. The large unkempt area at the rear of the site has several vegetation species which provide good habitat for insects and birds and offset proposals should be conditioned to include replacement of nectar species.
- Moreover, the planning committee requested that a robust post-development maintenance plan is included as a planning condition in order to ensure adequate maintenance of the development and its landscaping into the future.

- Ecology - the report recommends a second bat survey during the active bat season and this should be conditioned as should site clearance/tree removal to avoid bird nesting season.
- The planning committee requested that lighting within the development should be in keeping with its location at an already well illuminated station environment.
- Members of the public and the planning committee highlighted that ingress and egress of up to an additional 12 or more vehicles would adversely impact traffic flow on an already congested A10. In particular, the difficulty of exiting the property onto the A10 towards Cambridge was highlighted. The applicant and relevant authorities are requested to consider any mitigations against this.
- Members of the public had requested more information around the duration of works in relation to the development as well as the conditions to ensure that construction vehicles would park appropriately.
- The capacity of the existing sewer network as well as surface water drainage and its impact on any trees was raised as a concern.

Planning application for further comment:

A. 22/03826/FUL

Site: Burlington Park Station Road Foxton Cambridgeshire

Proposal: Demolition of buildings and associated structures, erection of an office and research and development building for Use Class E(g)(i) and E(g)(ii) uses, refurbishment of existing buildings, parking and landscaping, and associated works.

Applicant: Mission Street

Web link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/03826/FUL>

The planning committee raised the following additional comments in relation to this application:

- Provision for foul water drainage and capacity of existing sewer network to handle flows with more information requested around the nature of all materials that will be discharged from the site into the network.
- Concern was raised regarding plans to extend the footpath down Station Road across the front of the development property. This is in relation to potential adverse impact on the Horse Chestnut tree at the entrance to the site on Station Road which is under a TPO. The tree root mitigation may make this unviable and detouring such a path would lead to it not being used plus taking up an unacceptable portion of the PVAA

grass frontage area. The planning committee recommended consideration of the lane behind the Press cottages as an alternative means for accessing the site by foot or cycle. This route would take pedestrian and cycle traffic away from Station Road to link into Challis Close and back onto the Station Road foot/cycle path.

- The planning committee wanted to know why recommended the contribution to the Melbourn Greenway from S106 funds was reduced from £105,000 to £70,000?

B. 22/05580/FUL

Site: Trinity School 8 Station Road Foxton Cambridgeshire

Amendment: Updated transport details, block plan, ground and first floor plan, roof plan, landscaping and planting details.

Applicant: This Land Ltd

Web link: <https://applications.greatercambridgeplanning.org/online-applications/PLAN/22/05580/FUL>

- The planning committee had no further comment.

Status of planning applications considered at the planning committee meeting 23rd January 2023:

- A) **22/05580/FUL:** Trinity School 8 Station Road Foxton Cambridgeshire CB22 6SA. Provision of 6no dwellings involving the retention and conversion of the existing chapel to form one dwelling, part retention and conversion of existing school buildings to provide two dwellings and the provision of three new build dwellings following demolition of some existing buildings. The proposal also includes extensions and alterations and the existing access to the site will be amended. Foxton Parish Council recommended refusal. Status (Greater Cambridge Shared Planning): *Awaiting Decision*
- B) **23/00068/HFUL:** 1 Hall Close Foxton Cambridgeshire CB22 6SB. Erection of front garage. Foxton Parish Council recommended refusal. Status (Greater Cambridge Shared Planning): *Awaiting Decision*