Ms Jackie Wright,
Fowlmere Parish Council Clerk
32, Chapel Lane
Fowlmere
Royston
Cambridgeshire
SG8 7SD

This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members

Dear Sir/Madam

Proposal: Construction of a new grain store and creation of an access from Fowlmere Road together with planting and formation of an acoustic bund.

Application Ref: S/3566/17/FL
Location: Land East of Fowlmere Road, Foxton
Applicant: Thriplow Farms Ltd

Paper copies are available at the Foxton Parish Council

We welcome any comments your Parish Council wishes to make, but would ask that they are made using the online web form available, or on the form below and returned no later than 21 days from the date of this letter. After the expiry of this period, the District Council may determine the application without receipt of your comments.

Below is a link for your convenience to view all copies of documents, plans and forms in respect of the above proposal. As the website updates overnight, these will be available to view the following day from the date of this letter. Please note your comments will be placed on the website.

https://www.scambs.gov.uk/services/planning-applications

Should the Parish Council wish to request that the application be considered by the District Council’s Planning Committee, please state the material considerations and planning

**EXPLANATION OF APPLICATION SUFFIX**

| OL | Outline
| FL | Full
| RM | Reserved Matters
| LB | Listed Building Consent
| CA | Conservation Area Consent
| AD | Advertisement Consent
| VC | Variation or Removal of Condition
| LD | Lawful Development Certificate
| PA | Prior Notification of Agricultural Development
| PD | Prior Notification of Demolition Works
| PT | Prior Notification of Telecommunications Development
| HZ | Hazardous Substance Consent
| DC | Discharge of Conditions
reasons. Examples of material considerations can be found below. The Chairman of the District Council Planning Committee will respond to all reasonable requests.

The Parish Council: - (Please delete appropriately)

Supports  Objects   Has no recommendation

Comments:

The Parish Council does not request that the application be referred to the District Council Planning Committee *(please delete)*

Planning reasons:

please see attached

Note: Where a Parish Council requests that an application is determined by Planning Committee there is real value and importance in Parish Council representatives attending Planning Committee to support their comments. Please note that the Parish Council can be represented at Planning Committee by any of it Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed: ....................................................Date: 14/11/17

Clerk to the Parish Council or Chairman of the Parish Meeting

Guidance:

What are Material Considerations?

A material consideration is a matter that should be taken into account in deciding a planning application or appeal against a planning decision.

Examples of material considerations can include (but are not limited to).

- Overlooking /loss of privacy
- Loss of light/overshadowing
- Highway Safety

**EXPLANATION OF APPLICATION SUFFIX**

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Fowlmere Parish Council recommends refusal for this application (unanimous decision).

The key factors include the following:

(i) No obvious necessity to move away from the current site. The new site footprint is equivalent or smaller than the existing site and the operations of this are well integrated into the existing community. The proposal suggests a reduction in total vehicle movements under the revised site configuration and a reduction in the dust produced, so if incorporated though a redevelopment of the storage provision on the current site would still bring a net benefit to the local community.

(ii) The scale of the proposed building on the new site is significant and disproportionate to all buildings within the vicinity. We note that a previous application for a grain store on this stretch of road (S/0374/06/F) was refused on the basis of its visual intrusion, and the buildings under consideration in this new application are significantly larger in scale and height. These will be visible from areas of Fowlmere that have previously looked across open countryside vistas.

(iii) The increased heavy vehicle traffic through Fowlmere. We note that the supporting transport statement acknowledges the beneficial impacts of the reduction of traffic within Thriplow but makes no assessment of the routes to which this traffic is displaced. It is our belief from an examination of the road network that much of the heavy vehicle traffic collecting grain from storage for transportation outside of the area will either pass through Foxton or Fowlmere villages. A fuller assessment of this impact and associated traffic planning needs to be undertaken. We believe that increased heavy vehicle traffic passing through Fowlmere will be detrimental to the village atmosphere, may have local environmental impacts, and could introduce additional safety concerns.

(iv) We also have specific concerns that an increase in heavy vehicles passing through Fowlmere could have a detrimental impact on the tunnel that is located under the B1368 in Fowlmere in the vicinity of the war memorial (a description of this is available at: http://www.cantab.net/users/michael.behrend/repubs/1_geomancy/44n2/pages/pennick_fowlmere.html). We believe that under increased heavy traffic there may be both a risk of collapse of the road and the loss of an important historic feature.

(v) We also believe that the traffic to and from the site, along with the noise associated with loading/unloading and drying operations, will lead to the loss of tranquility in the vicinity of the village.

FPC would request the District Council (Highways) undertakes an appraisal of the safe working load of the roadway in the vicinity of Fowlmere tunnel to determine whether concerns over the potential impact of heavy vehicles on the physical roadway are justified.