Francis Laville,
Foxton Parish Council Clerk
1, West Hill Road
Foxton
Cambridge
Cambridgeshire
CB22 6SZ

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: Thrilow Farms Ltd,

Please click on the link https://www.scambs.gov.uk/services/planning-applications to view the amended documents/plans in respect of the above proposal.

Amendment to application

As the website updates overnight, these will be available to view the following day.

Please note any comments you wish to make on the planning application will be uploaded onto the Councils website prior to the case officer reviewing them. Please contact the case officer directly if you have any concerns with this or if certain information needs to remain private and confidential.

I would appreciate any comments that you may have within 21 days of the date of this letter.

Yours faithfully

Stephen Kelly
Joint Director for Planning and Economic Development for Cambridge and South Cambridgeshire

Please use the details at the top of this letter if you wish to contact the relevant case officer.
The Parish Council: - (Please delete appropriately)

Supports  Objects  Has no recommendation

Comments:

The amendments to this application do not alter the Parish Council’s objections to this application (already submitted). The Parish Council reiterates its recommendation to refuse this application, on the following grounds:

- Its visual intrusion into an important landscape area and Green Belt;
- The pre-application advice (on which the choice of site for the grain store was entirely based) was inaccurate and unsound;
- It will create unnecessary heavy traffic use of the junction of Fowlmere Road and the B1368, with associated environmental issues.

In addition, the Parish Council would like to add the following reasons for refusal, based on the new documents added to the planning application:

- The Landscape & Visual Impact Assessment (LVIA) fails to recognise the effect that a building of this scale will have on the surrounding landscape, and claims that the site has “medium susceptibility to accommodate change”. The key characteristics of the landscape (as noted in the LVIA) are of open, rolling, arable land; therefore, the site has a high susceptibility to change from a building of this magnitude. The trees and shrubs to be planted around the building will take a significant time to grow to a height where they will mask the structure, and even when they do, the vegetation itself will consist of a massive interruption to the rolling landscape, as will the proposed 5m high acoustic bund.

- The Development Control Policies Development Plan (July 2007) states that “Any development considered appropriate within the Green Belt must be located and designed so that it does not have an adverse effect on the rural character and openness of the Green Belt”. The proposed development will certainly have such an adverse effect on the openness of the landscape, and so should not be permitted.

- The Parish Council agrees with the recommendation of the Lead Local Flood Authority in recommending refusal. Drainage in this area is a significant problem, as can be seen by the large amounts of standing water on Fowlmere Road (adjacent to the application site) after any heavy rainfall.

- No account seems to have been taken of three boreholes in the immediate vicinity, at least one of which provides drinking water for the residents of Orchard Farm. The presence of a chemical store on the application site, together with farm machinery and grain dust, leaves the possibility of contamination of these water supplies, which does not seem to have been addressed anywhere in the application.

EXPLANATION OF APPLICATION SUFFIX

OL Outline  LD Lawful Development Certificate
FL Full PA Prior Notification of Agricultural Development
RM Reserved Matters PD Prior Notification of Demolition Works
LB Listed Building Consent PT Prior Notification of Telecommunications Development
CA Conservation Area Consent HZ Hazardous Substance Consent
AD Advertisement Consent DC Discharge of Conditions
VC Variation or Removal of Condition
The Parish Council does not request that the application be referred to the District Council Planning Committee *(please delete)*

Planning reasons:

*For the same reasons detailed in the Parish Council’s previous response to the same application and for reasons stated above.*

Note: Where a Parish Councils 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  

Annabel Wright  

Date 4 January 2017

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
- Traffic
- Parking
- Noise
- Layout and density
- Design, appearance and materials
- Effect on listed Building and Conservation Areas

**EXPLANATION OF APPLICATION SUFFIX**

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- Nature Conservation and or impact on protected trees or the landscape.
- Disabled Person’s access
- Government Policy
- Compliance with the Local Plan.

The following are **not normally** issues that can be taken into account:

- Loss of property value
- Issues of market competition
- Loss of a view
- The applicant’s motive, character or personal circumstances
- Matters covered by other legislation including restrictive covenants
- Issues relating to landownership/property boundaries.
- Moral or religious Issue

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