



**MINUTES OF THE MEETING OF  
FOWLMEERE PARISH COUNCIL PLANNING COMMITTEE**  
which was held in the Pavilion Room, Fowlmere Recreation Ground & Village Hall on  
**TUESDAY 10th September 2024 at 19:30**

**PRESENT:** Cllr Baker-Oxley, Cllr Collinson (in the Chair), Cllr Hobro, Cllr Lennon,  
**IN ATTENDANCE:** The Clerk and 4 members of the public.

**BUSINESS TO BE TRANSACTED**

*In accordance with LGA 1972 schedule 12 10(2) (b) which states that business must be specified.*

**24/P60 Apologies for absence** (LGA 1972 s 85(1))

Cllr Brock, Cllr Bryan & Cllr Roberts (personal commitments) Cllr Mulholland & Cllr Sargeant (work commitments)

**24/P61 Declarations of interest & requests for dispensations in agenda items** (Localism Act 2011 s 31 s33)

There were none.

**24/P62 Minutes of Previous Meeting** ([click here](#)) (in accordance with standing order 12a)

**a) Proposal:** That Fowlmere Parish Council Planning Committee agree the minutes of the Planning Committee meeting held on 6th August 2024.

**Proposed by:** Cllr Lennon      **Seconded by:** Cllr. Baker Oxley      **motion passed**

**24/P63 Chairman's Item (Information Only)**

There were none.

**24/P64 Public Participation Session (up to 15 minutes)**

**Open Forum to provide an opportunity for members of the public to raise questions and to comment on any items that are on the current agenda.**

- Applicant spoke regarding agenda item: [24/03032/HFUL](#)
  - previous application was for two dwellings; after meeting with SCDC and heeding their advice, the applicant withdrew the previous application and submitted a new application for one dwelling.
  - A Cllr asked regarding reasons for withdraw of the previous application: Conservation officer felt that the number of dwellings and the height were not appropriate to the site. Conservation officer has already responded positively in response to the new application.
- Developer spoke for applicant on agenda item: [24/03285/OUT](#)
  - Recent appeal for the rural affordable exception scheme has been withdrawn.
  - 5 no. self build dwellings, reduced from 8 after pre-app advice from officers for a revised scheme.
  - Site will look to contain buildings in-line with southern boundary of Lanacre as well as inline northwards.
  - Landscaping will be provided, plus ecological improvements
  - NPPF paragraph 70, looks to support small sites such as this one (under 1 hectare.)
  - Landscape visual impact assessment show impact is limited.
  - Plot passports are included.
  - Development will meet zero carbon requirements.
  - A Cllr asked if this was the applicants only planning application in the village at the moment. This was confirmed.

**24/P58 Planning Applications** [*application numbers are clickable links*]

To review current and live planning applications within the Parish of Fowlmere, as found on the Greater Cambridge Planning Portal [website](#) and to authorise both the Chair and Vice-Chair of the Planning Committee to draft and finalise the Parish Council's submissions.

**Please note that, due to the 21day cycle operated by SCDC, applications received following the issue of the agenda may be considered and can be viewed on the Greater Cambridge Planning Portal ([click here](#))**

**a) [24/01809/FUL](#) - 2 Moor Lane, Fowlmere**

Demolish existing bungalow and outbuildings and erect replacement bungalow

- Existing area of bungalow plus outbuildings - 185m<sup>2</sup>.
- New area (with building being energy efficient and built to new standards) 195m<sup>2</sup>
- Compliant with policy H/14: "Replacement Dwellings in the Countryside"
- Comment from near neighbours had mentioned care being taken during demolition due to possible asbestos. Careful planning of the siting of the septic tank was also noted.

- Building is away from other residents, won't reduce the amount light to neighbours, replacing with a new energy efficient building.

**Proposal:** To propose a neutral stance

**Proposed by:** Cllr Baker Oxley **Seconded by:** Cllr Lennon

**Amendment to proposal:** Neutral stance, but to emphasise asbestos & septic tank concerns.

**Proposed:** Cllr Hobro **Seconded:** Cllr Lennon **amended motion passed**

**b) 24/03032/HFUL - Rose Cottage High Street, Fowlmere**

Demolition of existing conservatory and removal of chimney. First floor rear extension with 3no. dormers.

- Narrow frontage with no change to front elevation. Deep garden behind houses on Saville way.
- Remove conservatory, adding a 2nd story onto original single story.
- New building shorter but with space upstairs, including 3 dormers.
- Situated in conservation area, all building is behind neighbours line, light might impact early in the morning
- Plans seemed to be an improvement to the property.

**Proposal:** To propose a neutral stance

**Proposed by:** Cllr Hobro **Seconded by:** Cllr Lennon **motion passed**

**c) 24/03235/FUL- Land Adjacent To Dove House Rectory Lane, Fowlmere**

Erection of a self-build dwelling and associated development including alterations to existing boundary wall to form a new access

- Re-submission after previous application was withdrawn.
- Access to Dovehouse has moved compared to previous application. Separate access to new site area from Rectory Lane.
- Attention paid to ecological aspects including increased sustainability and biodiversity of the site.
- New Property is built in the style of, pulling in different design elements from the other properties in the area.
- All houses are different, but this is in keeping with the area.

**Proposal:** To propose a neutral stance

**Proposed by:** Cllr Lennon **Seconded by:** Cllr Baker-Oxley **motion passed**

**d) 24/03285/OUT- Land South West Of Lanacre 86 Chrishall Road, Fowlmere**

Outline application for the erection of 5 No. self-build/custom build dwellings with some matters reserved except for access from Chrishall Road and layout

- The village has not been extended past Lanacre.
- Retained the pathway behind Lanacre.
- Outside the village envelope, not strictly within policy (previous application of 15 self builds went to appeal)
- Main argument for are a district level shortage of self builds
- Main argument against is that spacial strategy does not permit building out side the village envelope in a group village.
- Looking to get a balance, but looking meet a supply of self build.
- Addressing the balance of the village; it's not adding a mix it's adding different types of houses within the same area.
- In Fowlmere ample supply of this size housing, as a village there is a need supply for smaller houses.
- Housing balance in Fowlmere, and South Cambs is top heavy with large houses, with a need for smaller properties
- This application is less intrusive than previous ones.
- Density is low compared to previous applications
- 7 people on the self build register are noted to be from the village.
- Sustainability not adding benefit, adding more cars, will the bus be used?
- Families to possibly help sustain the school, may help increase chances of getting shops back and increasing bus service.

**Proposal:** To propose a neutral stance

**Proposed by:** Cllr Lennon **Seconded by:** Cllr Baker Oxley **motion passed**

**For Information only applications:**

**e) 24/0952/TTPO - Street Record Fowlmere Footpath 3, Fowlmere**

Hybrid Whitebeam (95) Considerable dieback. Large area of dead and dying bark on south side base.

Weeping lesions on trunk (possibly Phytophthora root root) - Fell

Hybrid Whitebeam (100) Considerable dieback. Large area of dead and dying bark on east side base.

Weeping lesions on trunk (possibly Phytophthora root root) - Fell.

**f) 24/0953/TTCA - The Green High Street, Fowlmere**

1 no. tree should be felled due to its condition (Field Maple 144 on sketch plan). This seems to be suffering from excessive shading from larger surrounding trees, which is a natural process of succession. This tree is situated close to a bench and a path, plus near an area of grass that children play on. Therefore needs to be felled as a safety issue.

**g) 24/0954/TTPO - Parking Area Dove House Close, Fowlmere**

3 Elm trees on the NNE side of the path, and 2 Elm trees on the SSW side of the Path. As these are adjacent to a highway, and a footpath and near houses, these trees need to be felled for safety reasons. As this is a great habitat some may be felled to monolith 1m height. There are several Elm Trees in this area alongside the Highway (Ryecroft Lane) which have succumbed to Dutch Elm disease, and are dead or dying. There is Dutch Elm disease in this area, so if new trees are to be planted they need to be disease resistant

**h) 24/0955/TTPO - Street Record Westfield Road, Fowlmere**

Lime Tree (60) Lime Tree (62) Lime Tree (63) Lime Tree (64) Lime Tree (65) Lime Tree (70) Lime Tree (71)  
Deadwood removal in crown.

There are trees specified for work to be completed, but it is not necessarily just those trees, others in the group may need work to be completed by the time permission comes through.

These trees accumulate dead wood as part of their normal lifecycle, usually associated with bark stripping by grey squirrels. Expect the Limes to require regular dead wood removal.

This group of trees are adjacent to a children's play area, for safety reasons this work needs to be carried out, and regular inspections carried out

**i) 24/0959/TTPO - 11 Savile Way Fowlmere Cambridgeshire**

x3 ash trees - which are approximately 8-10 metres tall and are approximately 6 metres from the wall of my house. I am proposing to reduce the height of the trees to below the gutter level of my house which is approximately 5 meters.

Reasons: Having renewed my house insurance recently, some policies had penalties/higher premiums due to the height of the trees within close proximity to the house. I have lived in the house since 1989 and over time the trees have grown significantly. The height of the trees in such close proximity restrict the light to my house which means on the ground floor kitchen I often have to still use a light even in summer. Reducing the height of the trees will permit more light into my house. The garden itself has over time become more and more overshadowed by the trees. They impose shade for all but a few hours of the day. Also pollarding the trees will continue to keep them in good health

**j) 24/0951/TTCA - Newton House Long Lane Fowlmere.**

T1 - Laurel - Fell and remove stump to make access easier for the driveway when entering and exiting.

T2 - Yew - Crown reduce by 1m in height and 1.5M in lateral spread to balance canopy and clear overhead utility lines.

T3 - Weeping Willow - Crown reduce height and the spread by 1.5M to allow more light to rear garden.

T4 - Pear - Crown reduce height by 1.5M to allow more light to the house and patio area whilst retaining natural shape.

**k) 24/0965/TTPO - Cemetery Shepreth Road Fowlmere**

Proposal: Common Beech (21&22) Removal of any deadwood and distal dieback to maintain the growth and health of the tree, and the risk to visitors.

Corsican Pine (23) Common Beech (25) Norway Maple (29) Common Beech (31) Common Beech (32) Norway Maple (33) Norway Maple (36) Norway Maple (39) Common Beech (43) Common Beech (44) Common Beech (45) Common Beech (46). Removal of deadwood in crown, and any distal dieback.

Trees on sketch 41- 49 (common Beech) - need canopy cutting back between 2m - 4m depending on how close the branches are to the powerlines by the time the permission has been given and works have been agreed. A range has been given as the Tree branches continue to grow over time. Reason: to avoid any problems in future with the power lines which is along a minor highway

Meeting closed at 20:34

Any business to be considered at a Parish Council meeting must be delivered to the clerk for inclusion in accordance with Standing Order 9b.