



MINUTES OF THE MEETING OF
FOWLMERE PARISH COUNCIL PLANNING COMMITTEE
held in the Pavilion Room, Fowlmere Recreation Ground & Village Hall on
THURSDAY 5th February 2026 at 19:30

PRESENT: Cllr Brock (in the Chair), Cllr Collinson, Cllr Hobro, Cllr Lennon,
IN ATTENDANCE: The Clerk and 2 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.

26/P10 Apologies for absence (LGA 1972 s 85(1))

Cllr Mulholland Cllr Sargeant, (work commitments), Cllr Baker-Oxley, (personal commitments)
Cllr Bryan & Cllr Roberts - Absent without apology

26/P11 Declarations of interest & requests for dispensations in agenda items (Localism Act 2011 s 31 s33)

There were none

26/P12 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 8th January 2026

A formatting amendment was made for minute point 26/P07.

Amended proposal: That Fowlmere Parish Council Planning Committee agree the amended minutes of the Planning Committee meeting held on 8th January 2026

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

Cllr Brock Signed the minutes

26/P13 Chairman's Item (Information Only)

The Next planning meeting will be held on Thursday 5th March 2026

26/P14 Public Participation Session (up to 15 minutes).

- a) 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
- A member of the public had been looking at local flood risk and asked the following points.
 - Concerns regarding application 25/01420/FUL (Land to the North of Shepreth Road) and the boundary watercourse.
 - After contacting SCDC Watercourse team, information seems to be missing from the applicants desktop report including:
 - There being active badger setts within the channel
 - Maintenance of the watercourse being restricted strictly to sections that can be safely accessed.
 - Both the above suggests the ditch effectively cannot be touched or deepened due to the protected species zone.
 - The member of the public offered to forward the e-mail from the watercourse team to the Clerk.

The chair replied that the Parish Council had made already representations. It was agreed that the Council would update the planning officer as this information may influence their decision making process.

26/P15 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 21 day 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) [26/00089/HFUL](#) - Lower Farm, Lower Thatch Barn Long Lane Fowlmere SG8 7TG

Replace existing leaning external front wall

b) [25/04558/LBC](#) - Lower Farm, Lower Thatch Barn Long Lane Fowlmere SG8 7TG

Replace existing leaning external front wall

- Both items a) & b) were taken as one.
- The Heritage statement with the application was considered.
- Very old building with a wall which is leaning outwards. Proposal is to re-build and straighten up the leaning wall
- Replacing the external front wall will improve the structural integrity of the building.

- Cllr Hobro proposed a neutral response, recognising that the current appearance will be preserved and improved.

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

c) 25/05061/HFUL - 3 Hillside Cottages High Street Fowlmere Cambridgeshire SG8 7SJ

Replacement of existing outbuilding with new outbuilding to rear of dwelling

- The Garden shed is to be replaced.
- Cottage although not listed building itself, is attached to a Listed Building, hence the need for an application.
- Cllr Collinson proposed a neutral response to the application

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

26/P16 To note: Updates on compliance cases

- **The Swan:** The Clerk had written to the compliance team asking how long compliance would wait before taking action with the building still being on the market. The response from the compliance team was read and is summarised below.

- It is a difficult question to answer because it is less about a fixed period of time, and more about whether the circumstances of the situation materially change.
- Even if it took a couple of years for the building to be sold, realistically they feel that this would still have the best chance of securing compliance (i.e. addressing the unauthorised works) alongside securing the long-term future of the building.
- At the time of the last site visit, the building appeared watertight and so there were no apparent works to address with other enforcement tools (other than works to secure some openings to stop rats).
- Compliance will follow up with the agent to find out the latest, and will review with the Compliance Team Leader in a few months' time.

- Councillors were concerned about the claim that the building is water tight, noting that there are roof tiles missing which can be seen from ground. Cllr Collinson suggested he may be able to arrange a drone to take some aerial photographs of the building.

- It was agreed to continue the dialogue with the compliance team, and push for enforcement of some kind.

Proposal: For the Chair and Vice chair planning committee, to continue dialogue and press the Compliance officer to take action

Proposed by: Cllr Lennon **Seconded by:** Cllr Hobro **Motion passed.**

26/P17 To note: Updates on planning applications;

25/01420/FUL (Land To The North Of Shepreth Road Fowlmere Cambridgeshire.) was taken first.

Information from the planning officer:

“The agent is in the process of sorting out a tracking diagram as requested by the Local Highways Authority. Once received and reconsulted upon the decision can be made.”

- Discussion was had regarding the tracking diagram which relates to the entrance to the site.
- It was noted that no extension of time had been offered on the planning portal.
- Application was made on 8th May 2025, a deemed refusal would have been made 8 weeks later on 3rd July. The applicant would then have 6 months from that date to appeal against non-determination. At the end of that 6 months period, the applicants rights of appeal would cease.
- 6 months from 3rd July 2025 expired on 3rd January 2026. Therefore the applicant cannot appeal with the current state of play.
- If SCDC issue a decision being refusal, the applicant then has 6 months to appeal against the refusal.

It was suggested that FPC should write to the planning officer to mention the above points and let the application cease, and for enforcement to carry out notices. The applicant at this point has no rights of appeal today, and would need to submit a new application. Mistake is potentially on the part of the applicant in not getting the appeal by the 2nd January.

Proposal: for Chair to contact Planning Officer with regard to the above application and the points discussed including the awarded watercourse information on the boundary of the site mentioned in the open forum.

Proposed by: Cllr Brock **Seconded by:** Cllr Collinson **Motion Passed.**

25/01749/FUL (The Caravans Chrishall Road Fowlmere SG8 7SU)

- This application has now been withdrawn (9th January) with a suggestion that the applicant will submit a further application.
- Cllr Brock had written to the enforcement officer and planning officer making the following points.
 - The previous reason for holding on enforcement action was that there was a live planning application.
 - As there is now no live application please can enforcement be carried out.
 - There is no need to take any enforcement notice to planning committee as they can be issued by the compliance team leader.
- The response to Cllr Brock's email noted:
 - Compliance Officer has visited the site, and alongside the planning Officer they are finalising reports for the Team Leader's consideration.
 - Those reports and a draft notice should be ready early next week.
 - Any notice will be checked by the Council's legal team before being issued.
 - Once any notice is authorised and issued the Parish Council will then be informed and provided with a copy.
 - Any notice will likely be appealed, and the planning agent has suggested this will be the case.
 - For information, the requirements of any notice will be held in abeyance until any such appeal is determined by the planning inspectorate.
- Cllr Brock will keep the Committee updated.

Motion to exclude public and press

To resolve Under Section 1 (2) of the Public Bodies (Admission to Meetings) Act 1960 where publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be discussed the Council shall move to a closed session.

Proposed by: Cllr Brock

Seconded by: Cllr Collinson

Motion passed

26/P18 Site access traffic survey.

The committee discussed the merits of conducting a traffic speed survey on Chrishall Road. It was agreed that this would provide data that could be of benefit to a future LHI, and noted (a) that the Council had opposed the planning application 25/01749/FUL (The Caravans Chrishall Road, Fowlmere, SG8 7SU) and (b) that the applicant for that development is to carry out their own survey.

Proposal: To commission a traffic survey on Chrishall Road, subject to the availability of funding

Proposed by: Cllr Brock

Seconded by: Cllr Collinson

Motion passed

Proposal: To consider the funding for this survey.

Funding for an Automatic Traffic Count was discussed.

It was noted that quotations must be sought for the ATC first before considering the matter further.

Motion to re-admit public and press

To resolve that the confidential business has been concluded and that press and public be readmitted

Proposed by: Cllr Brock

Seconded by: Cllr Collision

Motion passed

Meeting closed @ 21.02pm