

c) 26/01207/PIP - Land Adjacent To North Grove, Long Lane

Permission in Principle: development for up to seven self/custom-build dwellings

A discussion noted the following:

- This Permission in Principle style application is a fairly new alternative planning route with the technical details to yet be submitted; they must be submitted at a later date.
 - CCC highways are not clear that the vision splays can be dealt with, and will be provided within the control of the applicant.
 - Planning statement: points out this site is outside the village envelope, and it is accepted it is contrary to policy.
 - Application appears to be relying on the requirement on SDCDC to provide plots for self/custom builds with the current shortfall being 722 plots.
 - Agricultural land: SDCDC policy is to preserve agricultural land and not to lose it Policy - NH3. This policy is not addressed in the application.
 - No drainage details: looking at details at a later date. There was concern over flooding at this end of the village.
 - The previous withdrawn application had some smaller houses, (starter homes) which the village needs. This new application has changed to be entirely self builds, going with national policy.
 - There appears to be nowhere else to fit new builds in the village, that fits within policy.
 - If you are minded to approve this application, could we have improvements such as a Bus stop
 - Re-engage with the developer to look at smaller units.
 - Wildlife use this paddock to move through from the bird reserve.
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- It was felt that the Council should object to the application citing the following:
 - It is in a flood area, the evidence is that the development nearby, such as the converted barns needs pumping in order to keep the houses dry.
 - The land forms part of the entrance into the village, with an agricultural character.
 - Policy NH3 promotes the retention of agricultural land, and there is no consideration for that policy in the documentation so it should be applied leading to refusal.
 - Noting that this is an application for Planning in principle, the applicants have not demonstrated that access and drainage actually can be satisfactorily achieved. Before the principle of development can be established it must be demonstrated that these matters can be satisfactorily dealt with.
 - Should the Planning Authority decide to grant planning permission Fowlmere Parish Council re-iterates our comments on the previous applications on the site; that a bus stop should be provided; that the footway should be extended, paved, to the site; that an extension of the 20mph zone with additional traffic calming measures, should be provided.

Proposed by: Cllr Brock

Seconded by: Cllr Roberts

motion passed

d) 26/01181/REM - Land South West Of Lanacre 86 Chrishall Road Fowlmere

Reserved matters application for details of the access, appearance, landscaping, layout, scale for Plot 5 pursuant to ref: 24/03285/OUT.

A discussion noted the following:

- The Council had looked at this application at depth in the previous meeting, prior to application being submitted.
- It was felt that a neutral stance would be appropriate.

Proposed by: Cllr Lennon

Seconded by: Cllr Roberts

motion passed

For Information Only:

e) 26/01238/CLUED - Manor Farm, Farm Office High Street Fowlmere

Certificate of Lawfulness under S191 for mixed commercial uses including use Class E (former B1), B2, B8 and sui generis

A discussion noted the following:

- CLEUD evidence pack has is noted as having been sent to the planning officer however it is not available for the Parish Council to view.
- It was felt that the Parish Council that it is not able to make comment one way or the other, due to the evidence pack not being made available.
- It was **proposed** that Cllr Brock to contact planning for more details

Proposed by: Cllr Brock

Seconded by: Cllr Mulholland

motion passed

f) **25/01085/CONDA - Manor Farm, Fowlmere Aerodrome High Street Fowlmere SG8 7SH**
Submission of details required by condition 3 (Surface Water Drainage) and 4 (Ecological Enhancement Scheme) of planning permission 25/01085/FUL

g) **25/02425/CONDA & 25/02425/CONDB - Chrishall Grange, Chrishall Grange Road, Fowlmere Cambridgeshire, SG8 7NT**
Submission of details required by conditions 3 (materials) and 7 (hard and soft landscaping works) of Listed Building consent 25/02425/LBC

26/P37 To note: Updates on compliance cases

Chrishall Road Caravan site. SCDC has served an enforcement notice on the site.

It was noted that:

- Enforcement notice has been served.
- Date of the notice taking effect: 2nd April 2026 unless an appeal is made against it.
- Information from compliance officer:
“The Notice was served and not appealed, after the period of the notice 3 months from issue, the caravans should be vacated and removed and within a further 3 months the land restored to its original condition, fences removed etc. The Agent submitted a further Planning Application, which I understand was refused to be determined by the Planning Officer. If there is no action within the first 3 months this will then be dealt with by the Compliance Manager Team, who will decide what Compliance/ Legal action will be taken”.
- By 2nd July residential use must cease with removal all caravans and domestic items and paraphernalia .
- By 2nd October removal of fencing, stables and hard standing, restore the land to before the unauthorised works took place and all the waste material.

26/P38 To note: Updates on planning applications;

25/01420/FUL - Land To The North of Shepreth Road Fowlmere Cambridgeshire

It was noted that:

- No extensions of time were sought or granted by the planning authority.
- Cllr Brock has been urging Planning to move forward with enforcement.
- Cllr Hobro (as DC) to discuss this application, SCDC refused application on 29th April, and will commence enforcement at the same time.
- It was **proposed** that the Clerk write to SCDC planning ask for an update to proceedings.

Proposed: Cllr Brock

Seconded: Cllr Roberts.

Motion Passed

Cllr Brock noted that this is the last meeting of the Planning Committee in this 4 year term and would like to thank all the councillors both those present and those who are not for their contributions to the committee over those 4 years.

Meeting closed @ 20:19pm