



MINUTES OF THE MEETING OF
FOWLMERE PARISH COUNCIL PLANNING COMMITTEE
held in the Pavilion Room, Fowlmere Recreation Ground & Village Hall on
TUESDAY 7th July 2026 at 19:30

PRESENT: Cllr Baker-Oxley, Cllr Collinson (in the Chair), Cllr Fulton (19:38) Cllr Mulholland,
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/P48 Apologies for absence (LGA 1972 s 85(1))

Cllr Brock, Cllr Hobro (personal Commitments)

Cllr Fulton (work commitments would make him late but still hoped to arrive) (arrived @ 19:38)

It was proposed to accept the apologies

Proposed by: Cllr Baker-Oxley

Seconded by: Cllr Mulholland

motion passed

26/P49 Declarations of interest & requests for dispensations in agenda items (Localism Act 2011 s 31 s33)

There were none

26/P50 Minutes of Previous Meeting ([click here](#)) (in accordance with standing order 12a)

Proposal: That Fowlmere Parish Council Planning Committee agree the minutes of the Planning Committee meeting held on 2nd June 2026

Proposed by: Cllr Mulholland

Seconded by: Cllr Baker-Oxley

motion passed

The minutes were signed by Cllr Collinson (Chair)

26/P51 Chairman's Item (Information Only)

There was no information.

26/P52 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.

A resident explained their objections to Finch Cottage application.

- Aldous Court is a 1990's development. The first property, Finch Cottage, lies within the conservation area.
- Finch Cottage is visible from the High Street and surrounded by Grade II listed properties and the Grade I listed St. Mary's Church.
- Planning permission to build it after many refusals was specific that it have a period-style thatched roof.
- Changing to a tiled roof would harm the character and appearance of the conservation area.
- The addition of 2 velux windows would overlook The Manse and result in a loss of privacy.

An applicant explained the proposals in their application for 3 Hillside Cottages

- While the main property is not listed it is attached by a link building to the Nos 1 and 2 Hillside Cottages which are Grade II listed.
- Plan is to remove damp 1980's block work porch and improve drainage around the cottage.
- Has had positive conversations with SCDC conservation and planning depts.
- Wanted to make the Parish Council aware of a mistake in the summary document on the website; Applicant is writing to SCDC to rectify the mistake.

26/P53 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) 26/02139/HFUL - Finch Cottage 5 Aldous Court Fowlmere, SG8 7WA

Replacement of thatched roof covering with clay pantiles, guttering and downpipes. Changes to fenestration.

Discussion included:

- Not just change to the roof; there is additional 2 x dormer windows which will overlook neighbouring property.
- Built in the 1990's to be of period style and blend into vernacular of village conservation area.

- Condition of original planning permission specifically stated the inclusion of a thatched roof.
- While there was sympathy that maintaining thatch is expensive, the owners would have known this when they bought the property.
- The building is visible from the High Street with several Grade II listed building and close to the Grade I listed Village Church.
- The change would alter the character of this end of the High Street and the village scene, original planning permission was to maintain the character of the high street.

It was proposed that the PC recommend refusal due to the harm caused to the character and appearance of the conservation area. The condition of a thatched roof in the original planning permission should also be noted. If SCDC were minded to go ahead that frosted glass should be considered to reduce the loss of privacy.

Proposed by: Cllr Mulholland

Seconded by: Cllr Baker Oxley

motion passed

b) 26/02423/LBC - 3 Hillside Cottages High Street Fowlmere

Demolition of enclosed kitchen porch and replace porch with storm porch on same footprint, Reinstate kitchen door in original position on external wall of cottage, Install new concrete slab within storm porch footprint, sloping away from the building, and install Acco drainage channels to three sides of the slab to discharge into new surface water drainage, Lay in pipes for Acco drainage and down-pipe from cottage to feed into soakaway (to be installed in garden) and Create French drain along front elevation of cottage.

Discussion included:

- Property is tucked away round the back not visible to the High Street.
- The additional drainage will help reduce the damp issues and aid in the preservation of the building.
- The removal of the modern block work porch to be replaced with a storm porch would improve the appearance and character of the building (and not harm it).
- Preserve the building into the future.

It was proposed that the PC recommend support of the application due to not just making an aesthetic change, but also looking to restore and preserve the building into the future.

Proposed by: Cllr Mulholland

Seconded by: Cllr Baker-Oxley

motion passed

FOR INFORMATION ONLY

c) 26/0634/TTCA - 6 Savile Way and Fowlmere Church, Fowlmere, SG8 7TU

T.1 Cherry - Fell to ground level and remove stump to facilitate a new landscape design scheme. The tree has outgrown the available space within the small rear garden and is now the dominant feature of the area. In conjunction with the surrounding mature Lime trees in the church, it contributes significantly to shading, reducing natural light levels to the garden and rear of the property. Removal of the Cherry tree will improve light penetration, enhance the usability of the garden space, and allow for the implementation of the proposed landscaping design.

T.2 Yew - Reduce the lower lateral spread by up to 4 metres back to the boundary line. The tree is owned by Fowlmere Church - The lower canopy is causing excessive shading to the rear garden and interfering with the use of the children's play equipment. The proposed reduction will improve light levels, increase usable garden space, and provide suitable clearance from the boundary whilst retaining the tree.

T.3 Lime - Reduce the lower lateral spread by up to 4 metres back to the boundary line. The tree is owned by Fowlmere Church. The lower canopy is causing excessive shading to the rear garden and interfering with the use of the children's play equipment. The proposed reduction will improve light levels, increase usable garden space, and provide suitable clearance from the boundary whilst retaining the tree.

Discussion included:

- The trees do not have specific TPO's but are treated as TPO's automatically as they are in the conservation area.
- Where the applicant wants to raise the canopy on their side, we would ask that the applicant look to raise the canopy equally on all sides of the trees to prevent potential weight imbalance.

It was proposed that the Tree Officer be asked to require the canopy to be raised equally.

Proposed by: Cllr Baker-Oxley.

Seconded by: Cllr Mulholland

motion passed.

26/P54 Notice of Planning Appeal ([click here](#))

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

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

Proposal: To consider the councils previous representation and if appropriate to modify and submit.

After a discussion there were no proposed changes to the Council's submission.

26/P55 EWR Consultation Submission

To note: FPC's submission to the EWR consultation ([click here](#))

The Clerk had received confirmation from EWR that the submission was accepted.

Thanks to noted to Cllr Brock for the work on the submission

26/P56 Green Infrastructure s.106 contribution (*email circulated*)

There was a short discussion regarding the s.106 contributions from the Chrishall Rd self builds development.

It was noted that the new Biodiversity working group could utilise some of the Green Infrastructure contributions.

26/P57 Updates on compliance/enforcement cases

a) 25/01420/FUL - Land To The North Of Shepreth Road, Fowlmere, (refused permission)

Change of use to Use Class C3 with ancillary equine use to include the erection of two stables and two residential Gypsy / Traveller pitches each containing two static caravans and up to three touring caravans on each pitch, refurbishment and extension of existing hardstanding and ancillary works.

There was no update

b) 25/01749/FUL - Land North Of Water Treatment Works, Chrishall Road, Fowlmere, (enforcement notice issued)

Retrospective change of use of land to a residential caravan site to provide accommodation for two Gypsy / Traveller families through stationing of 2 static caravans and two touring caravans on the land and ancillary works.

It was noted that there seems to be lots of activity and building material on the site along with additional caravans on site. Clerk to contact planning and enforcement officers.

Meeting was closed at 8.11pm.