



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

PRESENT: Cllr Baker-Oxley, Cllr Brock (in the Chair), Cllr Bryan, Cllr Hobro, Cllr Lennon
IN ATTENDANCE: The Clerk and 5 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/P19 Apologies for absence (LGA 1972 s 85(1))

Cllr Mulholland, Cllr Sargeant, (work commitments), Cllr Roberts (Illness), Cllr Collinson (absent without apology)

26/P20 Declarations of interest & requests for dispensations in agenda items (Localism Act 2011 s 31 s33)

For item 26/P25a Cllr Bryan will withdraw as applicant is an acquaintance

26/P21 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 4th February 2025

Proposed by: Cllr Lennon **Seconded by:** Cllr Baker-Oxley **motion passed**
Cllr Brock signed the minutes

26/P22 Chairman's Item (Information Only)

Cllr Brock explained that he and Cllr Baker-Oxley had attended the recent public exhibition by AvTech at Duxford IWM. The AvTech team offered to make a presentation to the Parish Council planning meeting which had been accepted and arranged for this evening. There is also a second presentation from one of the self-build plots on Chrishall Road.

26/P23 Public Participation Session (up to 45 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) Pre-Planning Matters A

i) Presentation from HBD acting for Duxford AvTech (up to 10 minutes)

- Feb 2026 Exhibition - 1st stage of public consultation over 100 members of public attended, with online comments and meeting local parish councils to introduce proposals.
- 2nd stage public consultation will utilise feedback and occur before submitting a planning application.
- The developer is working as a long term partner with the landowners (Gonville & Caius and IWM Duxford).
- Planning application will be for 24.5 acres to the west of the IWM site where current Land Warfare exhibits are. The old Land Warfare building is no longer fit for purpose and these exhibits will be rehoused elsewhere on the site.
- 1st phase of development: 35,000 sq ft building with outline consent proving the intent of development on the site. Will have an industrial feel (not offices or labs) advanced manufacturing mid tech production such as in the Bourne quarter at Cambourne.
- AvTech plans to be at the forefront of what the future of aviation will look like. Potential for domestic flying machines, defence, drones, and sustainability with alternative forms of energy.
- Supported by the Whittle Laboratory, utilising graduates from University of Cambridge and introducing apprentices to train on site in conjunction with CRC and other further educational colleges.
- 1200 jobs, delivering £64million annually into the local economy.
- There is a master plan to re-configure the exhibition spaces at the museum, including the addition of a new STEM Facility.
- 1st phase with detailed planning consent early in 27/28 for the 35,000sq ft building, looking at ecosystem and clustering, delivering an area where companies come together to focus on the future of aviation.
- Outline consent, for the rest 425,430,000 sq ft, hoping to utilise all the sq foot with access to the airstrip at Duxford, by mid 2030's, this is dependant on market and take-up.
- Project is unique, reduced capital receipt with a long term investor/shareholder going forward.
- Landowner partners will keep control of the development, and they have a vested interest for the local community.

ii) Comments and Questions from Councillors

- **Q.** Is there a significance with the link to Whittle Labs?

- A. No plans for them come to Duxford but have access to these aviation experts. - No formal position*
- **Q.** The view from A505 has lots of planted trees. What is the function of these?
 - A. BNG point to deal with 10% uplift, sensitively work with the boundary of the A505 and the project. Boundary landscaping will need to be marked. It was noted that some Cllrs like the development to have outstanding or interesting buildings of which the developers and landowners are proud, and therefore to be seen rather than hiding the development from view by landscaping or fencing. It was further noted that some consultees have asked for the buildings to be hidden.*
- **Q.** Does the concept of clustering still work with the rise of working from home?
 - A. In specialist areas and sectors with advanced manufacturers it still works especially when trying to scale up.*
- **Q.** On landowners long term with control; how do you propose from a planning point of view to build in and guarantee the longterm delivery of land owners in control.
 - A. Long leasehold interest, and having Joint landowner names on the planning application. It was pointed out by the Chair, that neither of those created a regime which is enforceable by the planning system. He urged HBD to investigate that and come up with such a regime, especially given that they commend their scheme in planning terms by relying on the long term engagement of the current landowners.*
- **Q.** Drone development mentioned. Would this put security risk on the site?
 - A. Thoughts that the manufacturing will be more domestic rather than military/defence. Military defence would need security clearance from the Ministry of Defence, none of this is on the table.*
- **Q.** The A505 is a busy road now and this will increase traffic. What are the plans to work with highways to mitigate the increase.
 - A. A505 is the single biggest touch point of the public consultation. Only looking at 1200 people working on site, which will not generate too much extra traffic in comparison to the Wellcome Genome Campus (Hinxton), who have 4500 people on site. It is an inaccessible site with 73% of current journeys to Duxford by private vehicle. The challenge is to not to make that worse. Working with CCC Highways and National Highways, looking at active travel corridors (bicycle/footpaths from Whittlesford). Buses currently running to the Wellcome Genome Campus (Hinxton) offer an opportunity for collaboration. Other options are to impose car sharing, flattening out morning and evening peak. Longer term plans to improve Whittlesford Parkway interchange will enable the use of larger buses, at the moment they need to use smaller buses.*
- **Q.** Overseas visitors and the national transport links.
 - A. Limited options from stations to site. National infrastructure under challenge and stress.*
- **Q.** Is the Lab on current site of Land warfare, why replace the Land Warfare with new storage space.
 - A. Yes, sits on Land warfare site in a different orientation. Lab delivery to store both Land warfare and Air. It gives a flexible space to store exhibits that are not on display, and can therefore be maintained.*
- **Q.** Zero public transport and active travel along the A505 corridor. Recent County Council report on the A505, how can this project dovetail into the current thinking and support the advancement of these plans.
 - A. Just started consultation with County Highways and need to liaise with national highways. Project might bring it forward a bit, but funding is not there to bring the integration.*
- **Q.** Most Houses on Northside A505, crossing to Southside is very difficult. What is the thinking on crossings and linking to a potential cycle pathway.
 - A. Envisage making an appropriate contribution to increase crossing points on the A505.*

b) Pre-Planning Matters B

i) Presentation from resident regarding a self build plot at land south-west of Lanacre, reserved matters application (up to 5 minutes)

- A reserved matters application for a self-build plot no.5 on Chrishall Road is proposed.
- Applicants are engineers; they hope to take feedback and integrate with the application prior to submission.
- Outline planning permission exists from 24/03285/OUT. Have made changes to the orientation to the house.
- SCDC pre-app gave positive feedback. Almost ready to submit application.
- Enthusiastic to build something environmentally friendly, energy efficient and produces more energy than consuming.
- Work within the limits of the plot passport, looking to integrate more sustainable materials choices.

- Voluntarily working towards UK net zero carbon building standards.
- Ecology: the seller has offset the BNG gain, meaning there are no formal requirements other than usual planning conditions around integrating bat or bird box. However the proposal is wildlife friendly, will take this wider and further, due to personal interests.
- Design integrates the rural aspect of being on the edge of the village but with benefit to wildlife eg: looking at the surface draining feeding a wildlife pond.
- Building rotated from original - more energy efficient (faces more towards the south) - not overheating in the summer (harder to control) and south sun easier to control in the summer.
- Garage has entirely green roof - biodiverse with enough soil to plant plants.
- Landscape plan still coming together. Intent to use native hedging and trees to form a small woodland shielding plot from London Road while improving biodiversity for wildlife.
- Red brick (part of the plot passport), with the roof being metal standing seam (zinc) roof showing ridges. Looks like slate while being more environmentally friendly. Garage is timber clad to blend in with trees around with additional planting, shielding it from the wider view.
- Building not that exciting from an architectural point of view, but is making the building as sustainable as possible, trying to reduce carbon impact.
- Aim to pick up some of the character of the village while having its own features.

ii) Comments and Questions from Councillors

- Exciting project with thoughtfulness in the design.
- **Q.** Plans show double height, kitchen/dining flexible room with, 2 bedrooms and 2 studies. What is the net total area?
A. *Formally the house will be listed as 3 bedrooms and 1 flexible space1(study). Net area = 280sq metres.*
- **Q.** As a self build how much are you looking to build yourself?
A. *Timber frame will be built off site. Looking to use local builders to lay bricks (not a main contractor).*
- The use of red bricks were discussed with different opinions expressed. Red brick was one of the options included in the plot passport of the outline planning permission.
- **Q.** What would be the timber frame to brick ratio?
A. *The superstructure of the building will be a timber frame with cellulose insulation (more environmentally friendly than Rock Wool). The brick is simply acting as visual cladding,*
- There was praise that so much attention was being made to the carbon footprint. Suggestion that Cambridge Carbon Footprint may be able to give locally focussed advice for new builds.

b) Comments and questions on anything else on the agenda from members of the public
There were none.

26/P24 Discussion by planning committee members on:

a) Development proposals for Pre-Planning Matters A (Duxford AvTech)

- Good points made and taken on board by developer.
- Agreed to record the notes in the minutes and send to the HBD and IWM, as the current thinking and concerns of Fowlmere Parish Council planning committee.

b) Development proposals for Pre-Planning Matters B (self build plot)

Comments had been fed back during the presentation.

26/P25 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) 26/00373/HFUL - 6 Savile Way, Fowlmere, Cambridgeshire SG8 7TU

Erection of outbuilding in rear garden.

- Application has only been necessary as the property lies with the conservation area and is next to St. Mary's Church, a Grade I Listed Building.
- Councillors had no concerns.
- Cllr Lennon proposed a neutral stance.

Proposed by: Cllr Lennon

Seconded by: Cllr Baker Oxley

motion passed

b) 26/00497/FUL - Land North Of Water Treatment Works, Chrishall Road, Fowlmere

Retrospective change of use of land to a mixed use of equine and residential caravan site to provide accommodation for two Gypsy / Traveller family's (sic) through stationing of 2 static caravans and two touring caravans on the land and ancillary works. Erection of a stable buildings

c) 26/00497/FUL - Land North Of Water Treatment Works, Chrishall Road, Fowlmere (amendment)

Change of the description.

Retrospective change of use of land to a mixed use of equine and 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 and retention of a stable building.

- Items b&c were taken together. This is a new application (previous being 25/01749/FUL). The second of which (item c) was submitted a few days after the first. Item c is an amendment to item b.
- No new information appears to have been submitted by the applicant when comparing the new application to the previous one.
- No information that had been previously requested by Highways has been submitted.
- Proposal to request that the applicant tell us what the differences are between the applications. Otherwise Fowlmere Parish Council's previous submission stands, but if SCDC are minded to approve the application, FPC should encourage the officer to send the application to the planning committee.
- **Proposed by:** Cllr Lennon **Seconded by:** Cllr Baker Oxley **motion passed**

d) Land South West Of Lanacre, 86 Chrishall Road, Fowlmere

Reserved matters application for the approval of appearance, landscaping and scale for the communal areas of the site following outline planning permission 24/03285/OUT.

- A small amendment with minor revisions.
- Cllrs resolved not to respond.

For Information Only:

e) 26/0098/TTPO - Land rear of Fowlmere Engineering Ltd, Rectory Lane, Fowlmere SG8 7TJ

Tag number - 7183 - Mature ash - Height 11-15m, stem diameter 500-1000mm, Mature, Fair condition, growing from ditch, unstable root plate) - mature Ash with 45 lean towards commercial building. Previously reduced - Reducing the Tree to a Monolith at 4m. Tag number - 7184 - Sycamore (height 12-16m, stem diameter 300-500mm, crown spread 6-10m, mature, poor condition, decay in stem) -Reducing the Tree to a Monolith at 4m. Tag number - 7182 - Sycamore x 5 (height 10-15m, stem diameter 300-500mm, crown spread 6-10m, semi-mature, poor condition, crown dieback) - Fell group of 5 marked Sycamore to ground level

f) 26/0110/TTPO - 52 Chapel Lane Fowlmere Cambridgeshire SG8 7SD

T1 - Beech - Crown reduce by up to 3 metres in height and 1.5 metres in lateral crown spread to allow more light into garden and liberate from neighbouring trees
T2 - Beech - Crown reduce by up to 3 metres in height and 1.5 metres in lateral crown spread to allow more light into garden and liberate from neighbouring trees
T3 - Oak - Crown reduce by up to 3 metres in height and 1.5 metres in lateral crown spread to allow more light into garden and liberate from neighbouring trees
T4 - Field Maple - Crown reduce by up to 3 metres in height and 1.5 metres in lateral crown spread to allow more light into garden and liberate from neighbouring trees
T5 - Field Maple - Crown reduce by up to 3 metres in height and 1.5 metres in lateral crown spread to allow more light into garden and liberate from neighbouring trees
T6 - Field Maple - Crown reduce by up to 3 metres in height and 1.5 metres in lateral crown spread to allow more light into garden and liberate from neighbouring trees.

26/P26 To note: Updates on compliance cases

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

Notice States they are required to:

- 1) Cease use of the land for residential use
- 2) Remove all the caravans and mobile homes
- 3) Remove all domestic activities and paraphernalia from the land
- 4) Remove all the fences erected on the land in connection with the unauthorised residential use
- 5) Remove the stables
- 6) Remove all the hard standing and surface pathways
- 7) Restore the land to its former condition and level prior to the unauthorised works taking place
- 8) Remove all waste and materials resulting from the above.

Time for compliance:

- Steps 1,2 and 3 within 3 months of the date of the notice taking effect

- Steps 4 - 8 within 6 months of the date of the notice taking effect.
- Date of the notice taking effect: 2nd April 2026 unless an appeal is made against it.
- The effect of the enforcement notice appeal is to suspend the enforcement notice, and will come into effect if the appeal is unsuccessful.
- There was no comment from SCDC enforcement was made how the new application would affect the enforcement timetable.

26/P27 To note: Updates on planning applications;
25/01749/FUL The Caravans, Chrishall Road, Fowlmere, SG8 7SU
No further updates

26/P28 Site access traffic survey.

- No quotes have been received, there is a potentially cheaper, swifter and safer way to carry out the survey than the one that was proposed.
- How easy is it to subvert the ATC data? could rogue data be easily spotted from the data set.?
- Clerk to ask Highways about the risk of tampering with data.

26/P29 Community Infrastructure Levy (CIL) Draft Charging Schedule for examination under Section 212 of the Planning Act 2008 Consultation ([view here](#)) (Deadline 29th March)

Proposal: to note the consultation and decide Fowlmere Parish Council's submission.

- Way of local planning authorities putting a charge per sq m on new developments.
- Paid by the landowner/developer at the point at which they implement the planning permission. Can stagger payments. Different rates set for residential, office, retail etc.
- Money goes into a pot and then spent on community infrastructure.
- LPA don't have to impose it, has been available to planning authorities since 2009, but SCDC have hitherto decided not to adopt it.
- SCDC now proposing to charge CIL, time critical process to decide whether that should go-ahead.
- Domestic housing: the rate proposed per sq m £65. Produces a £1200 charge on a 200sqm house.
- Likely to reduce the amount of money that landowners get for the land, as developers pass the money down to the Landowner, but could also impact purchase price for completed houses. Less attractive for landowners putting land on the market. System of examination designed to look at the issue, to see if its justified.

26/P30 Consultation on the proposal to create the Greater Cambridge Development Corporation (Dev Co.) ([view here](#)) (Deadline 1st April)

Proposal: to note the consultation and decide Fowlmere Parish Council's submission.

- A Development corporation would be given wide compulsory purchase powers, possibly transport creation powers and planning powers.
- The planning powers would be over the whole of the South Cambs and City Council area for most moderate and above significant development.
- Applications for less than 100 houses would be dealt with by the LPA.
- Clerk noted that this had been included in a presentation at the Clerks Conference. Once these slides have been received by the Clerk, she will circulate to Councillors.
- As district councillor Cllr Hobro noted that this was also a significant topic at SCDC.
- If the Cambridge DevCo goes ahead it will be the largest by both area and population of any DevCo.
- Dev Co- Powers specify that dev cos are for purpose of regenerating an urban development area. Curiously most of the proposed Cambridge DevCo area is rural.
- Currently proposed that 4 of the nine members of the board will be democratically elected, 5 members being appointed.
- Could impose something from central government that can't be overridden by the local democracy.
- Cambridge is already an economic success without central government involvement.
- It was agreed that Councillors needed to do some further reading before forming a position. It was therefore agreed to defer this matter to the next Full Council meeting.

Meeting closed @ 21.30pm