

FENSTANTON PARISH COUNCIL

Meeting Minutes

Planning Committee

held in the Church Centre, Fenstanton Thursday May 14th 2026

Present: Cllr M Hewitt (Vice), Cllr A Janocka, Cllr R McGee and Cllr T Yates (Chair)
In attendance: A Watchman (Assistant to the Clerk) and 5 members of public

Minutes

1. **To receive any apologies of absence and any declarations of interest.**

Comments and observations from members of the public (NB comments should be relevant to items on this agenda only)

Apologies; Cllr A Puntambekar and Cllr J Purkiss.

Declarations of interest: None.

Five members of public present.

Meeting opened 21.21

Residents objected to the proposal to convert a family home in the narrow cul-de-sac of Four Acres into a seven-bedroom care home, citing concerns over increased traffic, parking pressures, overdevelopment, and impact on neighbouring properties. Concerns were also raised regarding the suitability of the building for care use, including inadequate room sizes, lack of accessibility and supporting facilities, insufficient soundproofing, and the absence of clear CQC and fire safety considerations. Professional care sector experience was also shared regarding the likely noise and impact on nearby residents.

Meeting Closed – 21.24.

2. **To approve the minutes of the Planning meeting held on Thursday 9th April 2026.**

Cllr M Hewitt Proposed the minutes were are true record of the meeting held on Thursday 9th April 2026. **Cllr T Yates 2nd. All in favour. RESOLVED minutes approved.**

3. **To Consider any planning applications received including:-**

3.1 PARISH COUNCIL CONSULTATION – APPLICATION REF. 26/00012/FUL
Proposed change of use from dwellinghouse (Use Class C3) to a residential institution for elderly persons (Use Class C2), together with a two-storey extension and associated works
22 Four Acres Fenstanton Huntingdon PE28 9QF.

Cllr T Yates Proposed Fenstanton Parish Council Planning Committee recommend this application is refused. There is insufficient access for emergency vehicles, for staff, and for residents. Both CQC and the Fire Service should have been asked to assess and report on the plans. The additional noise and the clinical waste generated by a care home (change of use) have not been addressed. The health, safety and wellbeing of residents and neighbours will be at risk, and the cumulative effects make this totally unsuitable for the location. **Cllr R McGee 2nd. All in favour. RESOLVED planning application is recommended for refusal.**

3.2 PARISH COUNCIL CONSULTATION – APPLICATION REF. 26/00446/FUL
Proposed new vehicle egress, gate and fence
Fenstanton Football Club Hall Green Lane Fenstanton.
Cllr T Yates Proposed this application is recommended for approval but advise that Local knowledge suggests that historically there may be buried contamination we suggest that as site work commences core samples are taken for testing. **Cllr R McGee 2nd. All in favour. RESOLVED to recommend for approval but site testing is advised.**

Meeting closed 21.57

Signed T Yates (Chair)…….