

FENSTANTON PARISH COUNCIL

Meeting Minutes

Planning Committee

held in the Church Centre, Fenstanton Thursday July 9th 2026

Present: Cllr M Hewitt, Cllr A Janocka, Cllr S King, Cllr R McGee, Cllr A Mustill and Cllr T Yates (Chair)
In attendance: Sarah Barber Clerk, 10 members of the 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. – Apologies accepted.
Declarations of Interest: Cllr T Yates and Cllr S King.
Cllr A Janocka Proposed Cllr M Hewitt should be appointed Chair for this meeting. **Cllr R McGee 2nd. All in favour. RESOLVED Cllr Hewitt appointed Chair.**

Meeting closed 18.34

Parishioner 1 - noted the Fen's long-standing rural character, its communal history, and the continued use of the path by walkers, cyclists and horse riders. It raised environmental and access concerns, stressing that the unadopted, unlit road is not designed for regular vehicle use. It concluded that adding a new house is neither appropriate nor necessary and questioned the basis and motivation for the application.

Parishioner 2 - noted that the Fen is a bridleway and footpath, not an adopted road, and is already deteriorating. It raised concerns about unsafe, narrow access for emergency vehicles, the lack of lighting and signage, risks to local wildlife including bats, and existing parking issues that block the route. It also questioned future responsibility for management and insurance.

Parishioner 3 - The statement recalled the Fen's once "magical" character and its gradual urbanisation, opposing a large four-bedroom house due to the loss of community space and spirit. It noted the plot entrance was installed without permission and that the Fen is a privately owned, unadopted track with unclear vehicular rights. It also raised flood concerns linked to the sloping topography and pointed to covenants showing an intention to keep the land as open space.

Parishioner 4 - explained that the proposal aligns with HDC's 2024 call for more self-build sites and follows professional assessments on flood risk, highways and ecology. He argued the dwelling fits the "edge of village" strategy, outlined the plot's history of permissions, and maintained that while visual change is inevitable, existing hedge corridors would remain and demolition would improve the site's appearance. He emphasised the value of family-friendly homes, generational continuity and responsible, low-impact construction under full regulatory scrutiny.

Parishioner 5 - Residents described the Fen as a shared rural asset used by walkers, cyclists and equestrians, raised doubts about the reliability of the highways assessments, and complained that earlier applications were poorly communicated. They also expressed concern that approving single units could enable incremental "piecemeal" development without sufficient oversight.
Cllr T Yates and Cllr S King stepped down from Council

Parishioner 6 - challenged claims about hedgerow retention, noting omissions in planning documents and recent removals. It urged residents to submit formal objections to HDC referencing both current and past applications and stressed the importance of citing the 2022 Landscape and Townscape SPD, which identifies the Fen as a heritage asset. It highlighted the policy requirement that development must "conserve or where appropriate enhance" such assets.

Meeting opened 18.56.

2. **To approve the minutes of the Planning meeting held on Thursday 28th May 2026.**

Cllr R Mcgee Proposed the minutes were a rue record of the meeting held on Thursday 28th May.
Cllr A Janicka 2nd. All in favour. RESOLVED Minutes approved.

3. **Co-Option of Cllr A Mustill to the Planning committee.**

Cllr M Hewitt Proposed Cllr A Mustill is Co-Opted onto the Planning committee. **Cllr R McGee 2nd. All in Favour RESOLVED Cllr Mustill is Co-opted onto the Planning committee.**

4. **PARISH COUNCIL CONSULTATION – APPLICATION REF. 26/01023/PIP**

Permission in Principle for the erection of 1 No. residential dwelling following demolition of stables and storage buildings Land North Of The New House The Fen Fenstanton.

Councillors raised concerns about flood risk due to the sloping field and nearby floodplains and noted that the Fen is a bridleway and unadopted road not built for motor traffic. They highlighted the parish council's responsibility for maintenance, and the financial strain increased vehicle use and construction traffic could cause. Members also warned that approving single units could mask the cumulative impact of multiple future houses, referencing past staged applications at Honey Hill. They questioned the application's reliance on LP33, given that the outbuildings appear recently refurbished rather than redundant, and noted the site was absent from the earlier "call for sites." Strong public opposition from Fen residents was formally acknowledged.

Cllr M Hewitt Proposed The Planning committee recommends this application for refusal.
Cllr R McGee 2nd. All in favour. RESOLVED application recommended for refusal.

Meeting closed 19.08

Signed Cllr M Hewitt (Temporary Chair) …….