

Greater Cambridge Share Planning Service

By Online Planning Register

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Cambridge Past, Present & Future
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Response to 24/04820/FUL: Conversion of agricultural buildings to farm shops and community uses at Fernleigh Farm, Teversham Road, Fulbourn

Cambridge Past, Present & Future is Cambridge's largest civic society. We are a charity run by local people who are passionate about where they live. We operate in the greater Cambridge area and working with our members, supporters and volunteers we:

- Are dedicated to protecting and enhancing the green setting of Cambridge for people and nature.
- Care about Cambridge and are an independent voice for quality of life in the strategic planning of Greater Cambridge.
- Are working to protect, celebrate and improve the important built heritage of the Cambridge area.
- Own and care for green spaces and historic buildings in and around the city for people and nature, including Wandlebury Country Park, Coton Countryside Reserve, Cambridge Leper Chapel & Barnwell Meadows, Bourn Windmill and Hinxton Watermill.

We support the views of Fulbourn Forum, in addition, we wish to make the following specific comments. Our comments relate to the impact of the development on the Green Belt and compliance with Policy NH/8.

Policy NH/8 requires development in the Green Belt to mitigate its impact. Development must be designed so that it does not have an adverse impact on the rural character and openness of the Green Belt; and landscaping conditions will ensure that the impact is mitigated.

The access road and the overflow car park will extend the built form into the countryside and Green Belt. It is therefore important that the greenspaces surrounding the built complex and the boundary planting acts as a transition between the retail and community uses and the surrounding agricultural land.

Although the proposed car parking is utilising an existing hardscaped yard, the rural setting of the complex would benefit from the car parking area including more soft landscaping and a softer surfacing than tarmac, as recommended by the Council's landscape officer.

The application description is for conversion of agricultural buildings, We note that some of the buildings are in use for storage or agricultural machinery or are vacant. We have seen instances elsewhere in South Cambridgeshire where the erection of new agricultural buildings has been justified on the grounds of need, although there had once been agricultural buildings which have been converted to non-agricultural uses. We ask that the Council is confident that the agricultural buildings are no longer needed, and their change of use will not result in applications/permitted development of new agricultural buildings, resulting in additional development in the countryside and Green Belt.

I trust that you will take our comments into consideration.

Yours sincerely

Sarah Nicholas

Principal Planning Officer