

FORNHAM ALL SAINTS PARISH COUNCIL

Minutes of an additional Fornham All Saints Parish Council Meeting held on 30th August 2017 at 6.00pm in Fornham All Saints Village Hall.

Members Present:

Howard Quayle
Gary Clark Ward
Paul Purnell

Enid Gathercole
Bernard Grimshaw
Lavinia Dawson

With Mrs Victoria Waples (Clerk) and 2 members of the public.

1225. OPENING STATEMENT – a statement was read out indicating, that in accordance with changes in legislation, the public and councillors were permitted to film, photograph or use social media in order to report on the proceedings of the meeting.
A full transcript of the statement is available from the Clerk upon request.

1226. APOLOGIES FOR ABSENCE –
i. Apologies of absence were received from Cllrs. Braithwaite and Hodder due to work commitments.
ii. The meeting agreed to accept these apologies, aif.

1227. DECLARATIONS OF PECUNIARY AND NON PECUNIARY INTEREST
i. There were none declared.
ii. There were no disclosures of gifts of hospitality exceeding £25.
iii. There were no requests for dispensations with regards to the Agenda under discussion.

1228. MINUTES – approval of the minutes from the Parish Council Meeting of 18th July and planning committee meeting of 24th July 2017 - it was agreed that these would be considered for approval at the full Parish Council Meeting scheduled for 19th September 2017.

1229. PUBLIC FORUM – to receive comments from the public on matters under to be discussed under PLANNING MATTERS –
The following issues were received from members of the public via email and were brought to the meeting's attention:
• Item 3 – Green-keeper's facilities when passing recently noted that there is engineering activity on the site – heavy metal and grinding – possibly a local company is using the site – but no extra traffic along Pigeon Lane noted.

1230. PLANNING MATTERS
1) DC/17/1351/FUL – planning application for the creation of access off Mildenhall Road into All Saints Golf and Country Club @ Suffolk Golf and Spa Hotel, The Street, Fornham St Genevieve.
Meeting felt that there were insufficient plans – although plans show track inside of fence there is little evidence of a road on the other side. Only meaningful comments on St Edmundsbury Borough Council's website have come from SCC Highways who have listed a number of points that need clarification – volume, purpose, speed assessment etc to inform an opinion. The following concerns by the meeting were raised – looks like a field access off a road, future agenda in terms of use, if gates are an entrance onto the A1101 for the golf course there is no reason as to why that would not turn into an entrance for the Barn. Object on grounds of lack of further information, aif.

- 2) DC/17/0521/FUL - Creation of municipal operations hub comprising waste transfer station, household waste recycling centre (including reuse building), fleet depot (including offices), public realm maintenance depot and associated infrastructure including accesses, internal roads, parking, weighbridges, landscaping scheme and shared use path to connect existing footway on Barton Hill on proposed accesses @ Land North of Hollow Road Farm, Hollow Road, Fornham St Martin - to consider further information received on the items deferred by the Development Control Committee.

Noted that at the 19th July at Development Control Committee (DCC) Meeting the application was deferred to consider 3 issues: i) whether provision of the proposed shared path could be removed from the application to make the application more sustainable; ii) whether vehicular access to the proposed development could be facilitated from the southern roundabout at Compiegne Way and iii) whether in the interest of pedestrian and highway safety, any traffic calming measures could be introduced along the A134 and C&35 Fornham Road.

PC can only comment on these three points – Charles Judson, Planning Officer considered whether to submit the application to the Secretary of State (SOS) – the Borough being both applicant and determinant and also because it is a major departure from the Local Plan. Legal advice to St Edmundsbury Borough Council taken before the meeting of 19th July intimated said that he did not need to call this into the Secretary of State but the 3 Chairmen of Fornham All Saints, Fornham St Genevieve and Fornham St. Martin, acting independently of their Councils, decided to call this application into the SOS on the grounds that the Borough is in breach of its own policies. St Edmundsbury Borough Council subsequently reversed its own decision, stating that it would submit the application to the SOS after all.

What is a positive outcome from the SOS call-in? Strong view that this needs to be tested by SOS. Planning policy has a strict hierarchy - NPPF – Local Plan (if approved) – 5 year land bank – NP and Supplement Planning Documents. Outcome – if tested against own policy a precedent might be set. The application is provisionally scheduled for the next DCC meeting on 21st September.

- i) Issue as to why transport policies are being applied to this application – who will cycle, walk or take a bus to the refuse point – little chance that the public are likely to use public transport as private vehicles are more likely to be used. Noted that “sustainable” transport policies will probably only be applicable to staff. Noted the consultant’s report state that only experience cyclists are likely to cross A134 Shared path not likely to be used, and issue of shared refuge at A134 roundabout – object on grounds of health and safety for those crossing the A134 carrying or transporting refuse, or just accessing the site.
- ii) Logical in removing HGVs from using a shared access – if a 40footer is turning left at the roundabout and a full laden vehicle going at 3mph from C735, will immediately have to get into right hand land to get onto A143. New proposal for HGVs to access hub from southern roundabout going in via Lumley’s yard into the left hand corner. Second access on C735 for HGVs would now be redundant and should be removed or used only for staff access. Noted there are knock-on costs for waste disposal due to the non opening of the site but this proposal will result in a lesser capital loss. PC support a separated access for HGVs. Advantage – the plans to lower ground levels on commercial side to bring the lorry parking area and buildings to a lower level than C735 means that lorries, if this is approved, will be allowed to enter the site at a lower level. It was agreed that the Parish Council would be supportive of such a proposal.
- iii) At the DCC meeting it was agreed that there should be additional discussions over vehicle speed issues, but there is no evidence of post 19th July discussions nor is there a record of any response. PC expects in the interim period that there should be some record of additional consultative measures having been undertaken.

- 3) Appeal Reference AP/17/0033/REF – Planning Application - Change of use of green keepers facilities (barn and portacabin) to builders yard @ Barn, Pigeon Lane.
It was felt that the planning refusal by the Borough covers all the points for a sound basis of refusal - the Parish Council agreed that it has nothing further to add.
- 4) DC/17/1693/TCA – Trees in a Conservation Area Notice – T1 – Scots Pine – immediately adjacent to applicants property – fell - @ land adjacent to 5 Rectory Meadow.
Noted that the Tree belongs to the Borough Council but the applicant was told that he would need to apply for permission to remove it. Application submitted as the tree is damaging the footpath. At some point it is expected that the footpath will be repaired/replaced. Agreement was forthcoming that this should be allowed to take its course. Agreed that tree should be removed flush with ground level and if the stump is to be ground out, then Highways should be expected to repair the footpath which was why the tree has been removed in the first place.
- 5) DC/17/0595/RM - no changes appear to be made re scale, parking – coming up to DCC 7th September 2017 with recommendation for approval. Noted that BDW Eastern Counties have not addressed the issues raised such as car parking; water retention and drainage; plot sizes; size of outside gardens; road car parking etc. Agreed that the PC should add drainage issues at the Development Control Meeting and also at its next meeting and to consider whether the relevant authorities should be informed and asked for a considered opinion as to how these mitigation measures might be monitored and whether they are fit for purpose.

1231. To receive comments on the Masterplan Consultation Event for St Genevieve Lakes, Timworth which took place on 16th August 2017 in the Village Hall, Fornham St Martin – Cllr. Purnell, who attended the event, provided the Parish Council with a short briefing - Councillors were encouraged to comment as individuals on this consultation. It was agreed that the PC should comment along the following lines –
- increased traffic concerns – would like to see evidence/results of Traffic Assessment Volumes as there is a concern that there will be a direct impact on traffic levels – SATNAVs will result in shortest routes if coming from West
 - preference is for open space planning of this type

1232. DATE OF NEXT MEETING: Parish Council Meeting on 19th September commencing at 7.30pm.

There being no other business the Chairman declared the meeting closed at 7.30pm.