

FORNHAM ALL SAINTS PARISH COUNCIL

Minutes of the Fornham All Saints Planning Committee Meeting held on 24th July 2017 at 7.00pm in Fornham All Saints Village Hall.

Members Present:

Howard Quayle
Gary Clark Ward
Paul Purnell

Enid Gathercole
Bernard Grimshaw
Wendy Braithwaite

With Mrs Victoria Waples (Clerk)

1218. 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.

1219. APOLOGIES FOR ABSENCE –

- i. There were no applicable apologies of absence.
- ii. The meeting agreed to accept these apologies, aif.

1220. 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.

1221. MINUTES – approval of the minutes from the Parish Council Meeting of 18th July - it was agreed that these would be considered at the full Parish Council Meeting scheduled for 19th September 2017.

1222. 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:

- Application is not in conformity with Local Plan and cannot justify why the proposed development should take place in a Special Landscape Area – contrary to policy DM13 of the Local Plan and DM32 Equine Related Development in the Countryside
- Against the Landscape Character Assessment which is of Valley Meadowlands with one of the key threats being horse grazing and associated activities including fencing and buildings
- No justifiable need for a ménage in this area when the applicants have stables and paddocks elsewhere
- Existing conditions for the paddock are restrictive and are being breached as they have fencing which degrades the Landscape Character and the stable development has been extended during the past year without planning permission.
- A ménage will cause more traffic and local disturbance.
- Paddocks are often used as an overspill car park for their business use (Taxi Company).

1223. PLANNING MATTERS

- SCC Highways Consultation: Tayfen Road and Surrounding Area – to discuss the draft design which is proposing to improve facilities for road users

Generally proposals look good – support removing roundabout and putting in traffic lights at bottom end of Station Hill (Ipswich Street junction). At Tayfer Road main roundabout they are moving the pedestrian controlled crossings i.e. toucans on Tesco side further away from the roundabout but close to Etna Road and putting in a pedestrian crossing on Tayfen Road opposite “So to Bed”. This will allow the flow of traffic to be more smooth – but need clarification as to how far back down these new crossings are. Also issue with the movement of this and how far down and whether it would be in conflict with those using Etna Road and its future use for a Starbucks and a Motel.

Will there be a balustrade along kerbs to prevent people crossing?

But need something on Tayfen Roundabout to prevent obstruction – i.e. sequencing of lights.

From near Tesco to roundabout at Tayfen Road at the roundabout there will be 2 lanes – one straight on and one left hand turn.

Northgate – creating / modifying the island near the Blind Shop which allows crossing of Northgate Street in 2 jumps – worse place for crossing – advocating a crossing at that particular point – concern of road safety.

Surprised and disappointed that the issues surrounding Station Hill and Tesco have not been included.

The meeting felt that the Issues over the current modelling of Station Hill/Out Northgate junction had not been touched in this consultation and an opportunity was missed to correct some of the problems that were now evident.

Issue over Tesco car park never enforced – should have been a visitor and management car park only and also it should also enforce a left hand turn only.

Car Park Exit at Tesco should be improved and there should be no right turn at the exit.

There should also be a central lane for a right hand turn to Station Hill.

Overall the ideas make sense but the meeting felt that further assessments would be required with some areas revisited to make this scheme work.

Station Hill / Ipswich Street – remove roundabout and use traffic lights for a traffic controlled crossing – conventional crossings; 2 lanes from neat St Andrews St North – good idea but need clarification as to how lanes will flow – but although a busy junction might cause issues – need light sequencing i.e. for Ipswich Street and Station Hill.

The meeting agree that further details were needed on this scheme as this appears to be merely tinkering. It was noted that part of the submission stated that by the end of Vision 20131 there would be 13,000 new jobs along with 5,000 new houses in Bury St Edmunds.

- DC/17/1336/ADV – Application for Advertisement Consent – i) 2 no, internally illuminated freestanding double sided entrance signs ii) 4 No flagpoles with flags @ Land North West of Bury, Tut Hill, Fornham All Saints

It was stated that there would be no impact on local light pollutions – in line with all housing developments – Council had no comment to make on this application, aif.

- DC/17/1405/HH – Householder Planning Application – Two storey side extension with first floor Juliet balcony @ 27 Hengrave Road, Fornham All Saints

Difference between this and last one – no difference on design – extension is still the full width of property. Side and front elevation show no difference.

Comment from English Heritage issue about the removal of the side chimney on the first, but the latest version states that the side chimney is an add-on according to the applicant. Council believes that the listing of 1985 will cover the chimney and that this point is irrelevant.

Original comments still stand as per first application and should be resubmitted, aif.

- DC/17/1406/LB – Application for Listed Building Consent – i) two storey side extension with first floor Juliet balcony, ii) demolition of chimney stack iii) new internal staircase; iv)

new dormer window to front elevation v) removal of 2 No windows to side elevation @ 27 Hengrave Road, Fornham All Saints

Comments as submitted under DC/17/1405/HH apply equally to this application.

- DC/17/0946/FUL – planning application – Ménage @ paddock and stables, Pound Meadow, Fornham All Saints

It was noted that the area was in a flood risk area which had a 1 in 30 chance of flooding. The Chairman made the meeting aware that the Lark Valley Park is on the Borough's proposed Thetford Stour Valley Greenway and as such surface water management should be provided to reduce the risk of flooding to the River Lark to the north of Bury St Edmunds. The meeting expressed concern that any development at this point could impact on the management of water courses and impede any flood prevention measures. It was also noted that there is and has been a significant amount of tractor movement along Pound Meadow and that, to the end of Pound Meadow one of the entrances is very poorly kept and impacts on residential amenities. The meeting expressed concern over increased use that could arise with the creation of a ménage and that this increase in use could have a potential increase in traffic. The meeting was in agreement for the above comments to be submitted as part of its response along with the proviso that if the Borough was minded to approve, conditions should be imposed regarding lighting (no lights to be installed) and restriction on the usage (i.e. numbers and no livery), It was further agreed that a request be submitted to ensure that no new lighting on the existing stable be allowed without prior approval being given, aif.

- WSOH – Cllrs. Grimshaw and Quayle provided the meeting with an update of the Development Control Meeting of St Edmundsbury of Wednesday 19th July at which the application for the WSOH was discussed. It was noted that although a portion of the Councillors present at the meeting were not committed to the design it only lost narrowly. The message that had come across was that it was recognised that there would be issues vis-à-vis traffic, residential amenities but the benefits outweighed the disadvantages and that such issues needed to be overcome. Following a debate on minor issues, the vote taken was 13:3 for deferral until a number of further assessments had been carried out with a possible parallel access route for HGVs to be explored. It was anticipated that the application would come back before the Committee within the next couple of months. The meeting was also made aware that the Chairmen of the Parishes of Fornham All Saints, Fornham St Martin and Great Barton had requested that the application be called in for determination by the Secretary of State. As of yet the letter submitted had not been acknowledged.

1224. 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 8.15pm.