

## **FORNHAM ALL SAINTS PARISH COUNCIL**

Minutes of the Fornham All Saints Planning Committee Meeting held on 11<sup>th</sup> July 2017 at 7.30pm in Fornham All Saints Village Hall.

### **Members Present:**

**Mr Howard Quayle – Chairman**

**Mr Gary Clark Ward**

**Mr Bernard Grimshaw**

**With Mrs Victoria Waples (Clerk) & Paul Martin from Strutt and Parker acting as Agents and Shaun Martin Planning Manager from David Wilson Homes & Emma Benson – Communications Officer, Meeting Place Communications**

1197. 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.*
1198. APOLOGIES FOR ABSENCE –
- i. Apologies of absence were received from Cllrs. Hodder; Gathercole and Braithwaite due to prior commitments.
  - ii. The meeting agreed to accept these apologies, aif.
1199. 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.
1200. MINUTES – approval of the minutes from the Parish Council Meeting of 16<sup>th</sup> May 2017 & xx June 2017 - it was agreed that these would be considered at the full Parish Council Meeting scheduled for 18<sup>th</sup> July 2017.
1201. PLANNING MATTERS
- *To receive a presentation from David Wilson Homes on plans submitted under DC/17/0595/RM – Reserved Matters Application - submission of details under outline planning permission DC/13/0932/HYB- the means of access, scale, layout, appearance, landscaping, and parking for Development Zones I, K and L for 180 dwellings including details reserved by conditions c19, c20, c21, c22, c30, c31, c35, c36 and c37 132 residential units and associated accesses, landscaping, open space and infrastructure works of application DC/13/0932/HYB @ Plots I, K and L @ Marham Park, Marham Parkway, Fornham All Saints – applicant Barratt David Wilson Homes (Eastern Counties).*

Amendments were carried out following comments received from the Parish Council and other statutory bodies - correspondence from Police and St Edmundsbury Environment Department. Met with SCC Highways and landscape officers and St Edmundsbury Borough Officer. Intention is to submit prior to the end of the week

Changes in response to Highways Comment – too much road structure – need to be simplified – main estate road split into 2 sections to reduce speeding – main access into

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each parcels fixed prior to this submission and are fixed. Removed risk – i.e. 2 separate cul de sacs

Parking – has been increased – 504 parking spaces – in curtilage parking spaces and visitor parking – numbers increased by 3 in terms of that which was submitted – meets SCC Parking Standards and visitor parking which is in excess of SCC Parking Standard:

*1 bed = 1 space = 18*

*2 bed = 1.5 space = 57*

*3 bed = 2 spaces = 138 spaces*

*4+ = 3 spaces = 168 spaces*

*Garages = 76*

*Visitor = ¼ space per dwelling = 47*

Issue raised regarding the use of garages and the increase in car parking spaces needed for a 1 bed property and the reduction of garages not being used by applications then these figures only just work.

Noted that the garages are now 3 mtrs. wide but issue raised that the parking spaces are only 2.5 mtrs. wide. No child and parent friendly parking spaces.

Density – 180 given in 2014 but some of the parking plots do not add up – offset parking in Zone I which might create an issue – design is regarded as efficient and allows for the provision of a footpath.

Gateway entrance feature into site – access road at North end creating an urban design – changed to incorporate two larger 3 storey house types together to create a gateway dominant feature – road has been amended and houses changes to accommodate this.

Landscape – Officers had issues re techniques offered and how the incidental open space and semi private and private areas were designated. Some of the semi private now defined by use of hedgerows. All of the houses are however close to the structured open space

Better surveillance of these areas – picked up by police and have not looked again at the design of the issues and the frontage of some of these houses now having an active front to the open spaces.

Design of apartments – comments received were rather scathing – now revised and removed the boarding and the hip roofs – more of an elevation design – ties in with the creation of space around the local centre. Apartment blocks are 4 storeys.

External materials – issue with materials shortage of types of bricks and choices tailored to what is available. Reviewed design is an enhanced brick and probably a better brick and more appropriate colour and heading off the deliverability issue.

Specifics of PC objections:

Density – issue is stated as fixed in parameters plans set out in the Master Plan and Hybrid planning permission – in terms of access; street hierarchy and building designs – provides a constraint in terms of design and layout

Parcel 1 – 32.5 – 37.5 dwellings per hectare – reflect proximity to local centre – density is actually 37.3

Parcel K - 27.5 – 35 dwellings per hectare – density is actually 33.95 on both parcels

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Noted Parcel C that has been granted planning permission and has 34 dwellings per hectare as per the Master Plan and Hybrid  
Parcels G & H recently been granted planning permission and has overall density of 36 per hectare as per the Master Plan and Hybrid  
Parish Councils feels that Marham Park is urban run-out given its location on the edge of the town and abutting the village of FAS.

Optimum use of the land to build at the upper density and developers will always build to the optimum – Masterplan failed to have parameters across each parcel of land.  
Want to have a good kite mark and achieve the girding for creating places for people to live in.

Footpaths – are now widened to 2 mtrs and not 1.5 mtrs. Shared surface private drive = 4.8 mtrs.

Layout – splitting highway to make 2 sections that is more pedestrian friendly. Issue re dark corners – Parcel L – private road is now split and allows for private rear gardens to abut rear gardens – no rear gardens to abut open spaces. No un-overlooked areas by dwellings as per the request from the Crime Reduction Officer. Areas of incidental open spaces to be used as informal play area, NEAPS and LEAPS and formalised play areas were set out in the Masterplan.

Gardens – all houses have gardens and the semi private area in front of the apartments is now able to be used via means of hedges. The apartments leading onto the local centre is regarded as urban and therefore less likely to require a semi private area. Soft landscaping will be provided to break the area and should complement the area.

Annual maintenance fee will be paid if the area is handed over to a management company – David Wilson Homes responsible in the first instance until this is handed over.

Noted that nationally prescribed space standards have not been adopted by local planning policy as directed by NPPG and there is no requirement for new dwellings to meet these standards.

St Edmundsbury has policies that all dwellings must be fit for purpose and must function well but it is noted that this created debate at previous Development Committee meetings at which large scale developments were discussed.

Noted from Shawn – expected that it will be subject to a 14 days consultation – assume that Parish Council will be re-consulted and it is hoped that positive steps have been made to address these concerns and that there are overall no objections to the revised scheme that will be submitted. Parish Council appreciated the steps being taken by David Wilson Homes to discuss the issues raised.

1202. DATE OF NEXT MEETING: Parish Council Meeting on 18<sup>th</sup> July commencing at 7.30pm.

There being no other business the Chairman declared the meeting closed at 8.51pm.

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