

FORNHAM ALL SAINTS PARISH COUNCIL

Minutes of the Additional Planning Parish Council Meeting of Fornham All Saints Parish Council held on 28th March 2019 at 7:30pm in Fornham All Saints Village Hall, The Green, Fornham All Saints.

Members Present:

Cllr. Howard Quayle – Chairman
Cllr. Paul Purnell
Cllr. Enid Gathercole
Cllr. Bernard Grimshaw
Cllr. Jill Mayhew
Cllr. Mathew Stewart
Cllr. Liz Hodder
Cllr. David Jansons

Also in Attendance: Mrs Vicky Bright (Clerk); Cllr. Rebecca Hopfensperger SEBC/SCC, 100 members of the public in attendance.

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.

Apologies for absence – None.

Declarations of members' interests – Cllr. E. Gathercole & Cllr. P. Purnell Item 4 (i).

Public Forum – to receive comments from the public present on the matters arising under Agenda Item 4 - 100 members of Public were in attendance.

A presentation was given by the Parish Council via slide show – Slides are available to view at <http://fornhamallsaints.suffolk.cloud/village-news/>

Points discussed:

- The Chairman read out clarification on the definition of caravan/lodges from the Planning Officer, Britta Heidecke *"The application is for change of use to land for the siting of 'caravans' within the dimensions of the caravan act. Whilst the impression from the planning statement is that the 'caravan lodges' would be fairly stationary and permanent, as long as they are within the legal definition of caravans (i.e. they have to physically be movable and be within the certain dimensions) the caravans/ mobile homes could change from time to time and I understand that is why they have not provided any details. I have requested details but if none are forthcoming we will have to consider 'worst case scenario' where we would not have control over the appearance."*
- The application is for 40 caravan/lodges on the North site and a further 30 on the South site. Part of the proposed development lies on the Boundary of the Conservation Area for Fornham All Saints. The access proposed is via A1101 Mildenhall Road (near Pigeon Lane) & linking with the existing B1106. The Access road is narrow and at points has pinch points, which narrow it further
- The A1101 access already has permission permitted for occasional use only (Green Keepers Machinery stipulated).
- The development does not meet Policy DM34, as Fornham All Saints is an infill village in a rural area, and not an extension of Bury St Edmunds 'developed' area. Therefore, it falls under Rural Vision 2031.
- Archaeologically the site has historic significance due to the 'Battle of Fornham' 1173, the Battlefields Trust has submitted objections. The battle did cross the River, and the development will have an 'impact' on the retreat that took place after the battle. There has been no Heritage Assessment or Archaeological report submitted, contrary to Para 190 Policy Framework Guidance. There is also a threat to 'complex' early/late Neolithic and Bronze Age artefacts, with

a double causeway and large Henge monuments, which is the largest prehistoric monument in East Anglia.

- The possibility of the site being used for permanent residence in the future was discussed, along with setting a precedent for future development on the site. The application if approved would increase the number of lodges in the area by 230%. It was agreed that this was a strong statistic, but was speculation and not a material consideration.
- Highways have requested further information and estimates on Traffic Flow impact, with no response from the applicant.
- There is Japanese Knotweed on site, along with many River Fowl that would be affected. Along with Owls and Kingfishers, protected under 1981 Countryside & Wildlife Act. There is concern that the River Lark and the Water course could be affected by insufficient drainage and sewerage treatment, and pollution. The Lark corridor is recognised as an important Biodiversity and is Nationally recognised for protection. There is no Ecological or Biodiversity Impact Assessment included in the application.
- Public Health & Housing have requested further information and clarification regarding Waste/Refuse collection, drainage strategy and access to amenities, with no response from the applicant.
- There have been contradictions picked up between the Agent & applicant, such as; Employment numbers, whether it is or not a flood plain site, tree felling to be included.
- The site is on a flood plain (there was significant flooding of the area in 1968). This raises concern with drainage, sewerage and water course contamination. The application states the use of Package Sewerage Treatment plants (retained system), but these are controversial and require significant maintenance schedules. There is no report on this and how it will be managed and how it may affect the water and water course.
- The site is a Recreational Open Space (i.e. Golf Course) and therefore the planning application is not 'like for like'.
- It was felt that due to the lack of information in the application and the request for further information from several agencies, the Planning Authority should stop the application until the missing/requested information has been supplied by the applicant.
- It was agreed that the Hotel and Golf Course are an asset to the area, but the scale of development is not consistent with the area.
- Comparisons were given between the Park Farm, Ingham development, which was a very thorough and complete application and is actually in the Master Plan (Policy RV6). The Chairman did however make it clear that this cannot be used as a material consideration for comments on this application.
- There were questions asked over the applicants 'No Dig Policy', as to how this would meet the need for drainage, sewerage & water treatment and roads/access and services.
- It was felt that the two sites proposed was only being considered as one application, this was felt to be a disingenuous statement.
- It was confirmed that planting/screening and boundary treatments were a separate issue and had not been included in the application, but should be considered when determining the application and any conditions.
- Many residents and neighbouring property owners expressed concerns over noise & light pollution, not just during the construction, but after development as well. It was agreed that lighting for the site should be considered when determining the application and any conditions.
- The Golf Course and club has been reportedly losing membership, but it was discussed that the Golf members were only informed of the application this week, and it is felt that the applicant has no interest in Golf and wishes to constrict it. It was stated that an 18-Hole course should ideally

be 150 acres or more, but this development will reduce the golf course to 80 acres, which will not be adequate or fit for purpose. It was stressed that the land in question 'is used'.

- The site is a Site of Special Scientific Interest (SSSI), and also falls with the Valley Meadows land, it was felt that a Temporary Conservation Area should be applied to the site.

Comments from Cllr. Rebecca Hopfensperger (West Suffolk DC / SCC);

- It is a poorly constructed and she has requested it be called in to Development Control Meeting, where she will object on behalf of the residents.
- The more letters of objection submitted by individuals the better.
- Material Planning Considerations only will be considered.
- The application is not in line with Policy DM34, the character, appearance, nature is not in keeping with the area. It is an Urban area (whereas the proposed development lies within an Infill Village – Rural Vision 2031)
- It contravenes Policy DM2, as it involves the loss of gardens/open space etc.
- Holding Objection – due to request from Highways for more information regarding Waste/Refuse collection, amenities access, maintenance of roads and access, drainage strategy & maintenance and the provision of a sustainable Transport Policy or Traffic Assessment.
- The Archaeological impact has not been considered and no Heritage Statement or Archaeological survey has been included.

Planning Matters - to discuss & consider a response, as applicable, on the following;

- i. DC/19/0347/FUL - Planning Application - (i) Change of use of part of golf course to 70no. caravan lodge holiday homes (ii) new access from A1101 and B1106 (iii) construction of access roads, parking spaces and associated infrastructure - Location Caravan Site, North and South The Street, Fornham All Saints Suffolk
<https://planning.westsuffolk.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=PNJM90PDM8Q0>

Councillors considered all comments and reviewed the JDMDP and Rural Vision 2031 documents, to compile a list of contraventions to Policies.

Resolved EM19/03/4.01

It was agreed to Object to application DC/19/0347/FUL.

Parish Council Objections and comments submission can be viewed on Appendix 1. Or by visiting <http://fornhamallsaints.suffolk.cloud/village-news/>

- ii. DC/19/0432/HH - Householder Planning Application - (i) Two storey side extension (following demolition of existing garage) and (ii) single storey rear extension - Location Church End, Aldridge Lane, Fornham All Saints IP28 6JT
<https://planning.westsuffolk.gov.uk/onlineapplications/applicationDetails.do?activeTab=summary&keyVal=PO8RPFDPDMHJ00>

Resolved EM19/03/4.02

It was agreed to offer No Objections to application DC/19/0432/HH.

Date of next Parish Council Meeting: Tuesday 21st May 2019, at 6pm, in the Village Hall.

There being no other business the Chairman declared the meeting closed at 9:57pm.

Signed: *Howard Quayle*
Chair, FASPC

Date: 21st May 2019