

Fornham St Martin cum St Genevieve Parish Council

Minutes of the Parish Council meeting held in the Village Hall, The Street, Fornham St Martin, IP31 1SW on Thursday 8 October 2015 at 7.30pm

Present: Councillors (Cllrs) Penny Borrett, Paul Butler, Michael Collier (Chair), Peter Forster, Gary Hubbard, Jayne Hubbard

In attendance: Paul MacLachlan (Clerk) and seven members of the public.

1 Apologies

Apologies for absence arising from illness were received from Cllr Nick Owen. Cllr Owen's apologies were accepted.

2 Declarations of Interest

The requirement to update the Register of Interests was noted.
No further interests were declared. No dispensations were sought.

It was proposed by Cllr Collier, seconded by Cllr Butler and agreed, that applications unrelated to Lark's Pool Farm be taken as first items of business.

3. Planning

Councillors considered and decided unanimously on the following applications:

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|---------|---|--|
| 15/1771 | Road from B1106 roundabout, Fornham St Genevieve, Suffolk,
Replacement of existing 12.5m phase 2 monopole with a 17.5m phase 5 monopole and 1 additional equipment cabinet | SUPPORT |
| 15/1596 | Bury St Edmunds Smallbore Rifle Club, Barton Bottom, FSM,
Storage bunker adjacent to the club car park | SUPPORT |
| 15/1661 | Land adjacent to 4 South Lodge Drive, Fornham St Genevieve,
Outline planning application (all matters reserved) 2 dwellings and access.
The Chairman invited comment from a resident neighbouring the proposed development. | CONDITIONAL SUPPORT
subject to conditions on housing character, access and landscaping |
| 15/1906 | 18 Gleneagles Close, FSM
TPO164(1971)4 – to reduce oak limbs which are overhanging neighbours' gardens | SUPPORT |

The Chairman indicated that he intended to invite all interested parties to comment on the eight applications relating to Larks Pool Farm during the meeting, not as part of public question time.

The meeting was adjourned for public question time

No comments or questions were raised in public question time.

The meeting reconvened.

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3. Planning (continued)

3.5 The Chairman advised that he and the Clerk had spoken to a Planning Officer prior to the meeting and had been advised that the Council should treat the following applications at Lark's Pool Farm on their merits and disregard the fact that some were retrospective. He had also been advised that further information should be requested if it was needed to help the Council come to a decision.

- 15/1752 Lark's Pool Farm. Mill Road, FSG, IP28 6LP
Retention of modification and change of use of former agricultural buildings to part offices (Class B1(a)) and part storage (Class B8).
- 15/1753 Lark's Pool Farm. Mill Road, FSG, IP28 6LP
Retention of modification and change of use of former agricultural buildings to storage (Class B8).
- 15/1754 Lark's Pool Farm (Building D). Mill Road, FSG, IP28 6LP
Retention of modification and change of use of former agricultural buildings to storage (Class B8).
- 15/1757 Lark's Pool Farm (Building E), Mill Road, FSG, IP28 6LP
Part retention of replacement building (former agricultural building demolished) to be used for Class B1(a) offices or B1(b) research or B1(c) industrial or B8 storage.
- 15/1758 Lark's Pool Farm (Building F). Mill Road, FSG, IP28 6LP
Retention of modification and change of use of former agricultural buildings to Class B1(a) offices or B1(b) research or B1(c) industrial or B8 storage or sui generis use.
- 15/1759 Lark's Pool Farm. Mill Road, FSG, IP28 6LP
Retention of modification and change of use of former agricultural land to use for open storage (Class B8) for caravans and motorhomes (10 max), horseboxes (5 max) and containers (20 max).
- 15/1760 Lark's Pool Farm (Building I). Mill Road, FSG, IP28 6LP
Retention of modification and change of use of former agricultural buildings to (Class B8) storage use.
- 15/1761 Lark's Pool Farm (Building J). Mill Road, FSG, IP28 6LP
Retention of modification and change of use of former agricultural buildings to (Class B8) storage use.

The following were among the comments made by Mr Short, the applicant's agent:

- Volkert Haulage and CS Groundwork Contractors had operated out of the site for 25 and 15 years respectively;
- the applications had been submitted separately, rather than as one site application, following consultation with the Planning Authority;
- two traffic surveys, including one conducted by the County Council, concluded that traffic was not an obstacle to development.

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The following were among the comments made by Mr Colin Hilder, one of the applicant's neighbours:

- the application ought to be considered as a single application as most impact reports had considered the site in this way;
- account should be taken of the cumulative effect of incremental development dating back to the last application approved by the Planning Authority;
- the applicant has undertaken systematic, unauthorised development and the Planning Authority needs to judge whether this was intentional;
- the site is neither sustainable nor does the economic value outweigh the environmental harm;
- the application is in breach of a number of local policies;
- the traffic data within the two surveys is contradicted by the outcome of a recently commissioned independent traffic survey;
- noise levels are unacceptable, generated at unsociable times and should be surveyed;
- the site has been the subject of a significant number of planning contravention notices, very few of which were ever followed up.

The following were among the further new comments made by Mr Short:

- no noise impact report had been requested by the Planning Authority.

The following were among the comments made by Mr Clayton Volkert, the applicant:

- Mr Hilder had resisted the creation of passing bays on Mill Road (also commented upon by Mr Frost);
- measurement of relevant traffic volumes were complicated by the fact that not all traffic on Mill Road arose from activity at Lark Pool Farm;
- more than 40 people were engaged in employments that were related to the work undertaken at Lark Pool Farm;
- the new building referred to in application 15/1757 was due to be built on the site of a building that had been demolished for safety reasons.

Councillor Butler asked whether the applicant and Mr Hilder might be able to find an agreed solution. Mrs Joanne Volkert commented that she and her husband would be pleased to be able to reach agreement as to the way forward. Mr Hilder indicated that he would need to consult with others before offering a view.

The Chairman asked councillors whether they felt they had sufficient information to make a decision on the eight applications. Following discussion it was proposed by Cllr Collier, seconded by Cllr Jayne Hubbard and agreed unanimously that:

- (i) the Clerk seek an extension of time for the Parish Council to consider these applications pending provision of further information;
- (ii) the Planning Authority meet with the applicant and Mr Hilder in order to establish whether the interests of both parties can be reconciled;
- (iii) the applications be considered following receipt of further information.

The meeting ended at 9.20pm.

Chairman

15 October 2015