

# Fornham St Martin cum St Genevieve Parish Council

Minutes of the Extraordinary Planning Meeting of Fornham St Martin cum St Genevieve Parish Council  
Held on Tuesday 17<sup>th</sup> August 2021 at 7:30pm, in the Village Hall

**Councillors present:** Cllr. J. Borrett, Chair (JBo), Cllr. M. Collier (MC), Cllr. P. Forster (PF), Cllr. P. Borrett (PBo), & Cllr. P. Butler (PBU).

**Present:** Vicky Bright, Clerk. Cllr. David Harris (All Saints Hotel) & 2 members of the public were in attendance.

## ITEM

EM21/08/1

### **Chairman's Welcome & Acceptance of Apologies for Absence (LGA 1972, Section 85(1) & (2)):**

The Chairman welcomed everyone.

**Apologies:** Cllr. Frank Stennett & Cllr. Gary Hubbard.

Rebecca Hopfensperger (SCC/WSC) & Sarah Broughton (WSC) sent apologies.

**Absent:** None.

EM21/08/2

### **Declaration of Members' Interest (for items on the agenda) – LGA 2000 Part III:**

None.

EM21/08/3

i)

### **Planning Applications (For Consideration):**

**DC/21/1426/FUL - a. reconfiguration of second floor roof to existing bedroom wing b. four storey linked extension creating 37 bedrooms and three residential dwellings on the second floor. Location: All Saints Hotel, The Street, Fornham St Genevieve**

Mr Harris presented the following statement to the council;

- A series of planning applications should be expected within the next 1-2 months, as due to increased costs they are needed to support the hotel and take it to a higher level of amenity. 5 people have been employed within the last 5 months, regeneration of the hotel is needed. The hotel cannot stand still but must improve move with the times, or die! An application for 42 bedrooms has already been approved, the lodges were refused. Subsidy is needed, so applications for a café, members lodge, tennis courts etc. will be forthcoming.

A resident raised concerns over the parking provision, and how car park spaces have increased from 110 to 230, they mentioned the recent erection of an outdoor gym and noise and how the trees had been cut down, without permission. Mr Harris responded by saying the woods had not been touched and the two trees taken down were dead. The resident refuted this and restated her concerns over the development of the gym, car parking spaces etc. without planning permission. Mr Harris advised that a retrospective application would be forthcoming. He suggested the resident meet with him to discuss her concerns in person, and the Resident stated they had tried to do this and it was not a successful telephone discussion. The resident then left the meeting upset.

The Chair, Cllr. Borrett (JBo), made the following comments;

- 3 storey to 4 storey
- Alteration of old to match new? It is currently a 2-3 storey with pitch roof, the new will be 4 storey with a flat roof.
- There does not seem to be any plans or layout for the 4<sup>th</sup> storey or its use (Mr Harris responded that it would be offices).
- Access to the building is not on the drawings, (Mr Harris responded that as the access was existing and only required cosmetic changes and not physically, there was no

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requirement to show it on the plans), Cllr. Borrett reiterated that no access is shown, therefore where is the access and fire escapes?

- The letters on the portal objecting were well researched and gave clear reasonable objections
- Where will the office staff be whilst the work is being done? Mr Harris responded that they will be moved to the 2 storey building near the new Gym.
- Cllr. Borrett reiterated his concerns that the new roof would not go ahead, as whilst the development for the 37 rooms is going ahead and this new proposal, how will the hotel be able to utilise the existing accommodation, with the roof off?

Cllr. Butler made the following comments;

- Mr Harris has made many improvements and support should be given to the business development.
- The proposal is preferable to other leisure applications in the past.
- As Parish Councillors, I do not feel qualified to judge on planning laws and policy.
- The Lodges, which were refused, would have been less intrusive than this proposal.
- Would an extra storey on top of the already approved application for the bedroom affect the height much? Mr Harris responded that there is no difference in the height following the proposed development.
- There is no need to adopt a combative attitude, cooperation is needed to allow the diversification needed.

The Chair, Cllr. Borrett responded that allowing residential development in what should be a leisure only site/area, would set a precedent and is against Policy DM5 and DM27. The Clerk clarified the position of the Parish Council in its representation of the village and its residents and the Planning Policy's that the application were in breach of.

Cllr. Collier made the following comments;

- I agree and support Paul's comments and am anxious to support the hotel to allow it to survive
- Policy does have to be adhered to and we do have a responsibility to follow local planning policy, therefore I am very torn.

Cllr. Borrett (PBo) agreed that whilst wishing the hotel well, it was not right to do so at the detriment of our residents, we are the elected voice of the village and we have received many complaints and concerns regarding this application. And following planning policy and evidence is necessary as an elected member of the Council. Residents rely on us to do what they want, to protect the village and effects on homes. Of course this is a democracy and we have to adhere to the majority opinion, even is that opinion is not shared by everyone.

The Clerk clarified and advised that Councillors must use their vote taking into account of the planning policy law, village opinion and their own judgement, or could submit no comments and defer to the LPA to make the decision, due to lack of knowledge or understanding of planning law.

Councillors agreed to vote, with the vote being 2 against and 3 in favour of the application.

**Resolved EM21/08/3.01**

It was resolved to offer No Objections to application DC/21/0128/FUL.

- ii) **DC/21/1326/HH - one bay window to front elevation. Location: 13 Manners Road, Fornham St Martin IP31 1TE**

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**Resolved EM21/08/3.02**

Formal Resolution of No Objections submitted to LPA 11.08.2021.

EM21/08/4

**Councillors Reports & Items for Future Agenda's:**

Cllr. Butler would like to raise parking at the village hall at the next meeting.

**Next Meeting to be held on Thursday 9<sup>th</sup> September 2021 at 7:30pm, in the Village Hall,  
Fornham St Martin**

Meeting closed at 8:34pm

Signed: *John Borrett*  
Chair, FSMSGPC

Date: 9<sup>th</sup> September 2021