

MINUTES of the Meeting of Stanton Parish Council (Planning Committee) held on 12 October 2021 at Stanton Bowls Club, Bury Lane at 7.00pm.

Present: Cllrs F J Hart (Chair), J Frizzell, P Smith (Vice Chair), B Brown, B Smithson, D Cleland-Smith, K Davies, L Frost.

Also Present: DCllr J Thorndyke.

AGENDA

1. Apologies for absence accepted: Cllrs M Scowcroft, A Kemp, A Shelton
2. There were no disclosures of interest in any item on the Agenda.
3. Public Forum – 19 members of the public were present. The Chair asked whether any member of the public wished to make a comment about the planning applications at this stage. There were no takers.

The Chair then proposed that application DC/19/2481/OUT be brought forward. This was seconded.

DC/19/2481/OUT | Outline planning application (**means of access to be considered**) - up to 220 dwellings (including affordable housing and ten self-build/custom build plots) and associated infrastructure; changing rooms site; public open space; allotments; public car parking; and vehicular and cycle/pedestrian access. | Land East of Bury Road Stanton Suffolk

Three persons were present to represent Bloor Homes and the Chair asked them to present the changes to their application.

The Council and Public were given an outline of proposed changes to the plans which included

- a reduction in the number of houses proposed with up to 30% affordable homes and 10 self-build plots.
- Financial contributions to school places, recreation improvements, medical facilities and public transport.
- Space for allotments with adjacent car parking.
- A community changing facility with access to the Recreation Ground with adjacent parking spaces.
- Public open space, biodiversity areas and a range of ecology measures.
- A pedestrian/cycle link across the Recreation Ground and a circular walk providing pedestrian and cycle connections to Bury Lane, Bury Road and the recreation ground.
- No vehicular access to Bury Lane and a dedicated right turn lane into the development from the A143 with communal electric charging points.
- New houses to include PV panels, electric vehicle charging infrastructure, air source heat pumps and water conservation.

After the presentation, Councillors and the public made the following observations –

- Major concern is access on to the A143. Residents are going to want to come into the village for school and shopping and will need to turn right against heavy oncoming traffic, especially at peak times. – **Response from Bloor** – the Highways plan has been modelled by Bloor with Highways and is based on a traffic survey a year prior to the proposed development plans. The impact on peak flow traffic – 7-9am, and 6pm has been taken into account and the scheme has been considered as safe for a 40mph road which is planned to be reduced to a 30 in the coming months.
- Traffic study was two years ago and new developments on the A143 has already increased the traffic flow. It is expected that traffic will increase even more in the coming years.
- The development has no direct access to the Village and remains 'cut off'. Everyone will drive as there is no direct connection.

- Why hasn't a roundabout been considered. **Response from Bloor** – A 3 arm roundabout will slow traffic down and lead to queues
- The site will require a bus stop – where is this to be sited as it is not indicated on the plan. Children will need to be picked up for school buses. **Response from Bloor** – will come back on that point
- There are already a number of junctions between the Rose and Crown and Hepworth Road and historic fatal accidents which has led to the request for the speed limit to be reduced. A lot of time and effort has gone into getting this agreed by Highways. Another 220 houses will add significant vehicle movements and another junction to increase the hazard and reduce road safety.
- There are no pavements on the Rose and Crown side. The two proposed crossing points will only benefit the Rose and Crown Court development and the garage with no pavement to cross to.
- The every day queue towards Bury St Edmunds is already backed up to the Stanton garage on a regular basis at peak times. **Response from Bloor** – works will be carried out at the roundabouts at Ixworth to improve traffic flow.
- The size of the development is out of proportion to the needs of the Village.
- Emergency access via Bury Lane will be difficult as the lane is narrow, without any pavements and the number of cars parking on the bottom end of the lane already will cause an obstruction to emergency vehicles. Emergency vehicles will compete with HGV's and Industrial estate traffic in an already congested and narrow village centre.
- The emergency access onto Bury Lane will become a rat run for motorcycles.

At the conclusion of the presentation and discussion, Councillors were asked to vote by a show of hands.

3 Councillors voted in favour and 5 against.

The public and Bloor were thanked for their attendance. Councillors then considered the following applications

DC/21/1678/HH | Householder planning application - single storey front extension | 46 Fordhams Close Stanton IP31 2EE

RESPONSE – the proposal has been reduced in size and is acceptable. There are no objections

DC/21/1776/HH | Householder planning application - a. first floor front extension b. front porch c. rear dormer d. changes to existing dwelling including a slate roof, change to existing front bay window and insertion of ground floor window in the Southern side elevation | St Andrews The Street Stanton IP31 2DQ

RESPONSE – the proposals are acceptable and will not impact on the listed building next door.

DC/21/1799/TPO | TPO248 (1997) Tree preservation order - a. two mixed species (G1 on plan within A1 on order) crown reduce by one metre from all limbs encroaching street light; b. one Field Maple (T1 on plan within A1 on order) fell; c. one Ash (T2 on plan within A1 on order) crown lift to four metres above ground level | Berkeley Leisure Shepherds Grove Park Stanton IP31 2AY

RESPONSE – The Council would like to see a replacement tree planted to offset the loss of the field maple.

DC/21/1836/TCA | Trees in a conservation area notification - one Willow (T1 on plan) - overall crown reduction by three metres | Ivy Cottage The Street Stanton IP31 2DQ

RESPONSE – There are no objections to this application.

There being no further business the meeting finished at 8.05pm

Minutes signed as correct..... F J Hart