

IXWORTH AND IXWORTH THORPE PARISH COUNCIL

Minutes of Ixworth & Ixworth Thorpe Parish Council meeting held at Ixworth Village Hall on 7th August 2017 at 7:30pm

Present: Cllrs Nick Laughton, Roy McFruin, Trevor Anderson and Ben Birrell

Also Present: Mandy Adlington (Parish Clerk), B Cllr John Griffiths MBE and 15 members of the public

The Clerk confirmed there were enough Councillors present to form a quorum of the Council and Cllr Nick Laughton was elected Chairman for the purposes of this meeting.

1. Apologies for Absence

Apologies were received from Cllrs Lord, Wilson, Reeve, Shelton and Rowe. All apologies were accepted.

2. Declarations of Interest

Cllr McFruin declared a pecuniary interest in planning application DC/17/1293.

3. Public Forum

Mr Adrian Chapman (owner of Chapmans Stores) made the following comments on application DC/17/1315;

- The proposed new shop is outside the current retail hub
- The Co-op brochure is misleading when stating opening times and number of parking spaces
- When this site was first proposed for a retail unit there was mention of housing developments within Ixworth. Can there be confirmation that these housing developments that are talked about are going to happen
- The manner in which the retail unit is coming is detrimental to other shops – i.e. Co-op is leasing the premises rather than purchasing the property the retail

Mr Mark Sloan made the following points on the same application;

C Cllr Spicer has already had spoken with me about the increased vehicular noise since Vertas have been using the site

Noise from vehicles can start as early as 5.30am in the morning

I have major concerns that if the shop opens then vehicular noise will increase even more and go on longer into the evenings

B Cllr John Griffiths stated a planning application, for the first 90 houses, had been received by St Edmundsbury Borough Council regarding the new development of the Crown Lane area. The application was currently being considered as various issues had arisen from the consultation. Issues raised included traffic management, affordable housing and access to the development.

B Cllr Griffiths stated Vertas (owned by Suffolk County Council) did not need planning permission before using the site.

Mr Roy McFruin explained why he had submitted the application DC/17/1293 – Mr McFruin has consulted with the parks department at St Edmundsbury Borough Council who stated he could apply for planning permission to deal with the trees overhanging his garden from Abbey Close. The trees concerned were overhanging his roof and garden.

4. Planning

DC/17/1477 – (i) 1no Ash tree and 1no Prunus – reduce overall crown by 33% (ii) 1no Holly reduce in height by 40% - Buttons Close, 35 High Street, Ixworth **No Objection**

Cllr McFruin left the room whilst the following application was discussed and the decision made

DC/17/1293 – 1no Sycamore – removal of 2no lower branches adjacent to Rookery Nook and overall crown reduction by up to 3 metres **No Objection**

Cllr McFruin re-entered the room once the decision was made.

DC/17/1315 – (i) change of use of former garage to retail store (ii) single storey rear extension (iii) installation of plant and machinery and (iv) associated parking and highway works – A G W Fordham and Son Ltd , Ixworth – Applicant – The Co-operative Group Food Ltd

Cllr Laughton read in full reports and comments from Cllr Lord, Cllr Wilson and Cllr Rowe. Cllr Laughton also read comments from C Cllr Joanna Spicer and Suffolk County Councils highways department's response to the application.

B Cllr Griffiths stated the Parish Council had been given an extension of two weeks to consider this application and the Parish Council could raise points for the planning officer to consider.

A discussion was held and the following points were made;

- Traffic problems were still to be resolved on the site
- Overuse of the site
- Shop outside the retail area
- Previous contamination
- Noise on site early in morning and late at night

Cllr Anderson felt the traffic issues would be resolved by the applicant and the contamination issues had been resolved on the previous application for this site.

Cllr Birrell felt this development was not required for the village as current shops were enough for the village.

Cllr Anderson proposed **No Objection** to the application – this proposal was carried 3 votes to 1 vote.

Cllr Laughton proposed that the Parish Council make the following observations;

- The whole site be looked at rather than individual sections
- Address the parking points made by SCC highways (disabled and number of spaces)
- Opening hours
- Vehicle movements after 8am and no later than 6pm
- The movements of vehicles in and out of the site be looked at closely

The above proposal was carried unanimously

With no further business the meeting closed at 9.05pm.

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Signed

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Date