

NOWTON PARISH COUNCIL

Minutes of the Parish Council Meeting held 28th October 2015
at 7.30 p.m. in Nowton Village Hall, Nowton

Present: Councillor - Mrs Carol Perry (Chairman)
Councillor - Mr David Flatt
Councillor - Mr Mike May
Parish Clerk - Mrs Pauline Stoddart

Before the meeting commenced there was a Public Forum to enable Councillors and Parishioners to examine the plans of the proposed 62-bed Nursing Home at Nowton Court Residential Home – Application DC/15/1794/FUL. Mike Driver, Architect, and John Popham, Planning Consultant, and one Parishioner were present.

Mr Driver went through the various points which the Parish Council had objected to in the previous application and outlined the measures taken in the new plans, which he hoped answered Councillors concerns. Briefly, the changes were:

1. Position – building moved back 15-20 metres into the site, fewer trees to be taken down (28) and roots not being disturbed.
2. Servicing elements – drainage etc. to be inside the building.
3. Lack of car parking – increased car parking, decrease in number of staff, shuttle bus service from Bury St Edmunds.
4. Access – looking at how to improve, still ongoing.
5. Access for large vehicles/building works – investigating the use of Lodge Cottage entrance.

1. **Apologies for absence** – Councillor Forrow.

2. **Declarations of Interest** – None.

3. **Minutes of the Parish Council meeting held 23rd September 2015** – a draft copy of the Minutes had been previously circulated and were taken as read. Proposed by Councillor May, seconded by Councillor Flatt as a true and accurate record, duly signed by the Chairman.

4. **Matters arising from the Minutes of the Parish Council meeting held on the 23rd September, not already on the Agenda -**

4.1 Councillor May reported that Borough/County Councillor Terry Clements had been in contact with the Chairman of the Croquet Club and they would be meeting the following day. No response had yet been received from the Cricket Club.

4.2 (4.4) No response had been received from Highways re road repairs; Councillor May reported the condition of Fox and Pin Lane was particularly bad.

4.3 (4.4) The Chairman reported that she had attended the meeting on the 6th October re the proposed housing development, whereby 500 of the 1,200 homes could have been in the Parish of Nowton; the Chairman reported that Bury St Edmunds wanted all the homes and there were no objections from neighbouring Parishes to this.

5. **Finance** – Deposit Account: £3,824.42 Current Account: £1,867.87 Total: £5,692.29

6. **Planning** – One planning application had been considered between meetings to which Councillors had no objections: DC/15/1941/LB & DC/15/1814/HH – Single storey side extension, side porch (following removal of existing porch), demolition of conservatory porch at Nowton Hall, Hall Farm Lane, Nowton.

DC/15/1794/FUL – Nowton Court Residential Home, Bury Road, Nowton, 62-bedroom Nursing Home with Parking. The Chairman had received two emails objecting to the plans and these were taken into account during discussions. Councillors felt strongly that the visibility of the building by visitors to Nowton Park would have an adverse impact on the public footpath and possibly the enjoyment of walkers using this path; parked cars in front of the Manor House already impaired the view along the Avenue from the Park. The area is designated as within an area of special landscape and Councillors felt that the design and height of the building was not in keeping with the sensitivity of the site and would not enhance the setting of the parkland and the existing buildings. Councillors were also concerned at the visual impact of the felling of 28 trees.

The road access to the site and visibility near the entrance was considered extremely dangerous and this danger would be increased with additional traffic, which would be the case if the application were successful.

Councillors felt that, despite Mr Driver's arguments to the contrary, there were still insufficient car parking spaces to service the needs of staff and visitors to the 62-bed nursing home. However, with additional spaces that the Parish Council felt would be required, this would be a further impact to the detriment of the site.

Some significance was attached to the use of Public Transport; Councillors felt this was totally unrealistic as the existing bus service is extremely limited and access to the bus stop is via an unpaved, unlit road. Mention was made of a minibus to take staff, whom Councillors understood are to work in three shifts 24/7, to and from work to Bury St Edmunds. Consultation with a parishioner present, who works in this sector, was of the opinion that the minibus would need to be on call 24/7 as the staffing patterns and hours worked were rarely consistent with three equal shifts.

After careful deliberation, the Clerk was instructed to outline the concerns of Councillors who unanimously objected to the planning application.

7. **Road Safety/Crime/Public Nuisances** – Councillor May reported that the damage caused by tree roots to the road surface in Cooper Lane was yet to be repaired. One positive in Park Lane was that the hedges had been expertly cut, making visibility much improved.
8. **Correspondence** – Two letters of thanks had been received re the donations of £100 each to the St Edmundsway Newsletter and upkeep of St Peter's Churchyard.
9. **Vacancy for a Parish Councillor** – the official notice had been displayed and the Parish Council would be free to co-opt a new member from the 3rd November.
10. **Date of next meeting - Wednesday 9th December 7.30 p.m.**

There being no further business to discuss, the meeting was closed at 8.30 p.m.

Chairman:

Date: