

ST EDMUNDSBURY BOROUGH COUNCIL

BURY ST EDMUNDS AREA WORKING PARTY

**Minutes of a meeting held on Monday 13 May 2013 at 5.00 pm
in the Conference Chamber West, F1R09, West Suffolk House,
Western Way, Bury St Edmunds**

PRESENT: Councillor R D Everitt (Chairman)
Councillors Cockle, Farmer, Mrs Howard, Mrs
Mildmay-White, Nettleton, Oliver, Mrs Stamp, F J Warby
(substituting for Chung), and Mrs P A Warby

BY INVITATION: Councillors Griffiths (Leader of the Council), Clements
and Spicer

22. Membership of the Working Party

The Chairman welcomed Councillor Mrs C Howard, the newly elected Member for the Abbeygate Ward, to the meeting following her appointment as a Member of the Working Party.

23. Substitute

The following substitution was declared:

Councillor F J Warby for Councillor Chung.

24. Apology for Absence

An apology for absence was received from Councillor Chung.

25. Minutes

The minutes of the meeting held on 5 February 2013 were confirmed as a correct record and signed by the Chairman.

26. Declarations of Interests

Members' declarations of interest are recorded under the item to which the declaration relates.

27. Review of the Use and Management of Article 4 Directions in Bury St Edmunds

The Working Party considered a report (previously circulated) and it was noted that the prefix of this should have read D369 and not D370. The purpose of the report was to seek endorsement of proposed changes in relation to Article 4 Directions recommended in the report (reference D338) of the Task and Finish Group established by the Overview and Scrutiny Committee to carry out a review of the effectiveness and management of Article 4 Directions within Bury St Edmunds. Report D369 recommended the following in accordance with the proposals put forward by the Task and Finish Group:

(a) Coverage of Article 4 Directions

Consultation be carried out with a view to making an Article 4 Direction covering the entire area of the two Bury St Edmunds Conservation Areas, as outlined in Section 4.2 of Report D369;

(b) Microgeneration (small-scale renewable emergency generation such as solar panels)

Consultation be carried out with a view to removing the permitted development rights relating to microgeneration equipment in the two Bury St Edmunds Conservation Areas, as outlined in Section 4.3 of Report D369; and

(c) Other recommendation

The possibility of establishing a grant scheme to offer grants towards the repair and reinstatement of traditional features, including boundary walls and railings, in the Bury St Edmunds Conservation Areas, be investigated, as outlined in Sections 4.6 to 4.8 of Report D369.

The authority to serve Directions and Notices under Article 4 of the Town and Country Planning (General Permitted Development) Order 1995 was delegated to the Head of Planning and Regulatory Services. If no objections were received within the statutory consultation period, the Head of Planning and Regulatory Services was also able to confirm the Directions. However, if objections were received, the decision had to be made by the Cabinet. In the latter case, the report would first be presented to the Working Party. Whilst the recommendations in paragraphs (a) to (c) above related to matters normally dealt with under officer delegated authority, endorsement of them was being sought from the Working Party. The Working Party concurred with the proposed changes.

28. Bury St Edmunds Vision 2031 – Submission Version Consultation

(Councillor Farmer declared a Disclosable Pecuniary Interest in respect of the site at Bury St Edmunds Garden Centre, Rougham Road as his residence was nearby. He advised that he had been granted dispensation to speak and vote on the matter and remained within the meeting;

Councillor Mrs Mildmay-White declared a Disclosable Pecuniary Interest in relation to the Bury St Edmunds Vision 2031 document because of land ownership by her spouse and she withdrew from the meeting whilst this item was being discussed; and

Councillors Cockle, Everitt, Farmer, Oliver, F J Warby and Mrs P A Warby declared Local Non-Pecuniary Interests as members of Bury St Edmunds Town Council. All these members remained within the meeting.)

The Working Party considered Report D370 (previously circulated) which presented the latest version of the Bury St Edmunds Vision 2031 submission document and supporting documents for a recommendation to be formulated to Cabinet that these be approved.

The report recalled that consultation had taken place commencing in March 2012 on the 'Bury St Edmunds Vision Preferred Options' and the

submission version sought to comment upon and respond to, where appropriate, the representations received in response to the earlier consultation.

It was considered that the submission version was greatly improved as a result of both the earlier consultation and as a result of an assessment against the content of the Government's National Planning Policy Framework published in March 2012. It also took into account evidence-based work previously undertaken and information now available from the 2011 Census. The document was in accord with the Council's Core Strategy 2010 and the Draft Joint Development Management Policies Document.

With the exceptions indicated in parentheses, Report D370 had the following appendices attached:

- Appendix 1 Representations received in respect of the Bury St Edmunds Vision Preferred Options consultation and officer responses (available online)
- Appendix 2 Submission version of the Bury St Edmunds Vision 2031 document
- Appendix 3 Tracked changes version of the Bury St Edmunds Vision 2031 submission document (available online)
- Appendix 4 Bury St Edmunds Vision 2031 – Significant Changes
- Appendix 5 Policies Maps (available online)
- Appendix 6 Infrastructure Delivery Plan (tabled at the meeting)
- Appendix 7 Bury St Edmunds Site Submissions
- Appendix 8 North-West Bury St Edmunds Concept Statement
- Appendix 9 Moreton Hall Concept Statement
- Appendix 10 West Bury St Edmunds Concept Statement
- Appendix 11 North-East Bury St Edmunds Concept Statement
- Appendix 12 South-East Bury St Edmunds Concept Statement
- Appendix 13 Sustainability Appraisal (available online)
- Appendix 14 Habitat Regulations (Screening) Assessment (available online)

In relation to Appendix 4, Significant Changes, Officers explained with reference to Policy BV10, Housing on Brown Field Sites, that the indicative capacity of the number of dwellings which could be accommodated had been reduced in respect of sites at Bury St Edmunds Garden Centre in Rougham Road, Jacqueline Close and the Shire Hall. An additional policy, BV11 had been included in respect of the redevelopment of Ram Meadow which included the creation of an access road to Compiegne Way. Policy BV16 had been strengthened in respect of the after use of lagoons at the British Sugar site. Policy BV20 which related to land west of Rougham Road (the 'Leg of

Mutton' site) had been expanded to include proposals for outdoor recreational uses.

Officers gave detailed presentations on each of the Concept Statements referred to in Appendices 8 to 12 and explained that these had been formulated from outline proposals originally submitted by developers/landowners. The Concept Statement would assist in shaping the future development of the site and would lead to the creation of a Master Plan with more detailed proposals. The Master Plans would have the same format and would need to confirm with the Concept Statements.

With regard to the Infrastructure Delivery Plan, which had been tabled at the meeting, officers advised that whilst this did not form part of the Vision 2031 document it was required to be produced as part of the preparation process to ensure proposals could be delivered.

Finally, Officers outlined the remainder of the programme to be followed before the Council would be in a position to adopt the Vision 2031 document.

Members raised questions in relation to:

(i) Policy BV20 – Land West of Rougham Road 'leg of Mutton' site

Officers advised that this land was currently agricultural land in private ownership and the intention was to secure its future as public open space and as such housing development in respect of it would be precluded. The provision of buildings, eg. a clubhouse or other buildings to be used in connection with recreational uses and landscaping, it was envisaged, would be kept to a minimum. Any community initiative to acquire the land was possible. Any detailed recreational use for the site would be the subject of a Development Brief.

(ii) Residential Areas of Special Character

Whilst there had been proposals previously for such areas to be designated these had not been incorporated in the Vision 2031 document. Officers were of the view that whilst the designation may preclude development in one specific area it may lead to presumptions in favour of development in other locations. Furthermore, such a designation would not debar applications being made and would not prevent building work being carried out under permitted development rights. This was particularly so in the light of the Government's intention to increase tolerances for permitted development.

(iii) Integration of Communities

It was suggested that the proposed expansion of Bury St Edmunds may lead to the creation of communities with separate identities within the town. Officers accepted that this was a difficulty but pointed out that the sharing of facilities was one way of overcoming this.

(iv) Public Transport

Officers advised that a park and ride facility was not precluded by the Vision 2031 document but there was no identifiable site for such provision at present. Discussions about the possibility of providing a railway halt for Moreton Hall had been held some years ago. There had been very little support for the idea from railway operators and a preference expressed by them for better use of Bury St Edmunds and Thurston stations by improved bus links. A Member referred to the need for Bury St Edmunds Railway Station to be renovated as its shabby appearance presented an unwelcoming image for the town. Officers advised that this was a matter which had been the subject of continuous lobbying with Greater Anglia Railways and the County Council.

(v) Policy BV11 Ram Meadow

There were divergent views expressed about proposals to create a car park/access road when this area was redeveloped. Doubts were expressed about the need to create a new access road and if this was provided it would exacerbate existing traffic congestion but it was suggested that the facility would provide an important gateway to the cultural, heritage and recreational facilities in the town.

(vi) North-East Bury St Edmunds Concept Statement

Clarification was sought as to what was intended to provide a buffer zone between proposed development and existing property in Cattishall as it was previously understood this was to be in the form of a belt of woodland.



RECOMMENDED:- That

- (1) the following be approved by Cabinet for public consultation: the Bury St Edmunds Vision 2031 submission document (Appendix 2), Policies Maps (Appendix 5), Sustainability Appraisal (Appendix 13), the Habitat Regulations (Screening) Assessment (Appendix 14) and the Draft Bury St Edmunds Infrastructure Delivery Plan (Appendix 6);**
- (2) the site submissions (Appendix 7) and that none of these sites have been included in the revised Bury St Edmund 2031 submission document be noted;**
- (3) Cabinet, in accordance with the Council's Concept Statement Protocol, approve the Bury St Edmunds Strategic Growth Area Concept Statements (Appendices 8 to 12) be approved; and**

- (4) *delegated authority be given to the Head of Planning and Regulatory Services in consultation with the Portfolio Holder for Planning and Transport, to make any necessary minor typographical, grammatical or similar textual changes to the draft Bury St Edmunds Vision 2031 document and the Draft Bury St Edmunds Infrastructure Delivery Plan, prior to publication for consultation purposes.*

29. Dates of Future Meetings

The following dates of future meetings had already been agreed:

Tuesday 20 August 2013;
Tuesday 26 November 2013; and
Tuesday 4 March 2014.

All meetings to commence at 5.00 pm.

Officers advised that in connection with the Bury St Edmunds Vision 2031 document that there might be a need to arrange an additional meeting between the August and November meetings.

The meeting concluded at 6.45 pm.

**R D EVERITT
CHAIRMAN**