



St Edmundsbury
BOROUGH COUNCIL

Development Control Committee

4 August 2016

Committee Update Report

Item 4 – DC/15/0662/VAR – Fornham Park

1. Following the reconsultation on the latest amendments (which expires on 29.07.2016), some further representations have been received from Nos. 2 and 8 Parkland Green. They continue to raise the following concerns:
 - Covenants on the use of South Lodge Drive should be investigated
 - Reference to the Agent's email of 18.7.16 and the use of South Lodge Drive being 'reasonably safe' – there is no such thing – it is either compliant with road design and safety standards or it is not. A road safety audit should therefore be conducted.
 - Proposed usage of South Lodge Drive not clearly stated; forecast vehicle demand should be quantified and demonstrate that no adverse effects will arise at the roundabout.
 - Transport assessment has not been carried out.
 - Further pedestrian use of South Lodge Drive will create an intrusion; visual, noise and in relation to safety/security.
 - Visibility is limited along South Lodge Drive as residents reverse out creating a high risk of injury to any pedestrians/cyclists – particularly at night as there is no lighting on South Lodge Drive.
 - If South Lodge Drive becomes a permissive route for the public to use, who will be responsible for repairing it?
2. The Parish Council have provided the following comments:

'Fornham St Martin cum St Genevieve Parish Council offers No Objections to the amended application DC/15/0662/VAR and we can confirm that our previous submitted opinions and comments in relation to our last letter submitted to you, dated 13th June 2016, have not changed. We offer no further objections or comments in view of the site meeting held on Thursday 14th July 2016, and the agreement reached with the applicant regarding the pathway access and cycle path.'

Continues...

3. The Planning application (DC/16/1500/FUL) for the new access road is now valid and all the consultations / notifications have gone out and a site notice posted. The consultation period expires on 15th August. This application cannot be determined until after this date. To date one a letter of support has been provided from residents at The Agent's House and the Parish Council have no objections.
4. Following advice from Legal, it may not be possible to impose conditions 19 and 20 as set out in the committee report which relate to the new access. If these conditions don't pass all the tests set out in the National Planning Practice Guidance (NPPG); to ensure they are reasonable, necessary, enforceable, precise and relevant to planning and the development in question, then they cannot be imposed. A verbal update will be provided on this matter at the committee meeting.