

**Minutes of the Town Council meeting held in The Old School Community Centre at 7.00 p.m.
on Thursday 17th March 2016**

Present: Cllrs. Paul Bishop (Chair), Margaret Godwin, Phil Gryce, Gayle Mallows, Alan Parsley, Loveday Perceval-Maxwell, Claire Ebeling (Town Clerk), County Cllr. Mary Evans, Borough Cllr. Alaric Pugh, 8 members of the public

- 1 Apologies for absence** – Cllrs. Chris Marchant, Stephen Kimminau, Bob Verguson
- 2 To receive declarations of members' interests and consider requests for dispensation** – Cllrs. Perceval-Maxwell and Mallows declared a non-pecuniary interest in item 12iii).

Section of the meeting open to the public:

3 Public Participation

A member of the public raised a question regarding parking spaces in Clare. He suggested that a simple solution to create some spaces in the Country Park car park would be to move the bottle bank containers into a specially created truck (to be in keeping with the railway). He also suggested that a survey of the entire town be carried out to find a suitable site for a 24-7 car park for the express use of Clare residents. He suggested that the current site of the fire station would be an ideal solution, however, Cllr. Pugh reported that the County Council had assessed it as being unsuitable for parking purposes, but that the site is held in 'public estate' and he would continue to enquire about its use.

Another member of the public (and former Chairperson of the then Parish Council) explained that the problem is not simple and has been explored and considered for several years – it is not for want of trying that no solution was agreed. Another former councillor added that a solution to create an additional 30 parking spaces by re-thinking line marking along the roads used for parking and depicting spaces to be parked in, however the conservation officer had rejected the proposal at the time.

Cllr. Pugh confirmed that a past response from St Edmundsbury following an application to assess the need for a car park was that it was not necessary in Clare, but he would hope that the Borough Council would be more supportive if another application were forthcoming.

Cllr. Bishop stated that the most recent serious suggestion for a solution to the parking problem was the development to the rear of the Swan Inn, which was rejected for inclusion in the Vision 2031 plan. Cllr. Pugh suggested that it could be requested that the proposal be included in the next plan.

Cllr. Mallows reported the land adjacent to Harp Lane (adjacent to the playing field) is in frequent use for parking but is increasingly unsuitable due to the very poor surface and asked Cllr. Pugh if there might be funding available to re-surface the area. Cllr. Pugh agreed to work with Cllr. Mallows to investigate the matter.

Geoffrey Bray, Chair of Clare Castle Country Park Trust wished to clarify the position following his letter to the planning authority regarding the antiques centre planning application. He explained that the letter was to ensure that it was clear that the parking arrangement was not necessarily permanent.

Mr Bray also referred to a recent spate of inaccurate and malicious posts on Facebook and stated that he is very willing to listen to any constructive ideas and suggestions, but he has no intention of dealing with anyone who behaves in this manner. He suggested that those people making the statements ought to ask themselves if their statements portray the right image of Clare as a place to visit and live. He also questioned the sense in attacking people who are unpaid volunteers and the likelihood of the success of much needed volunteer recruitment given the behaviour of some people towards those who give up their time for the benefit of the community.

4 County Councillor's Report – Report attached.
Cllr. Mallows requested Cllr. Evans' assistance in determining the owner of Harp Lane.
Cllr. Evans reported that civil enforcement of parking is being discussed for implementation in 2018.

5 Borough Councillor's Report – Cllr. Pugh reported that he had attended the A1307 improvement meeting and a business case is being built in support of it.
Cllr. Pugh acknowledged a letter from Clare Town Council to St Edmundsbury Borough Council as the planning authority.
Councillor Pugh reported that the brown bin changes were now in place. A request was made to provide details of the numbers of people signing up for the brown bin service and the amount of brown bin waste simply being placed in black bins. Cllr. Pugh agreed to pass on the information when it is released and stated that he wished to encourage community composting.

End of public section of meeting

6 To approve minutes of previous meeting held on 18th February 2016
The minutes were approved unanimously.

7 To receive an update on the actions from the previous meetings
The Clerk reported that all actions were complete.

8 To receive the Clerk's Report for decision and information – See attachment to the minutes.
The Clerk reported some difficulty in gaining advice from St Eds regarding obtaining section 106 money allocated to Clare. Cllr. Pugh will assist.
The Clerk reported that a tree has now been planted in the cemetery in memory of Cllr. Leslie Warmington and Mrs Warmington expressed the pleasure and gratitude of her family at the gesture.

9 Finance

- i) The monthly accounts and cash flow report were proposed by Cllr Godwin and approved unanimously.
- ii) To receive recommendations for decisions to be agreed:
 - a) To approve a section 137 donation of £100 to the East Anglian Children's Hospices. Approved unanimously.
 - b) Cllr. Godwin referred to the annual risk assessment document circulated by the RFO in advance of the meeting and proposed its approval. Approved unanimously. She also proposed a vote of thanks to the RFO for her work in transferring the data to a new format. Agreed unanimously.
 - c) Cllr. Bishop referred to an item in correspondence from Clare Primary School regarding a contribution from the Town Council to fund the purchase of commemorative coins for all children at the School to mark the Queen's 90th birthday. The Clerk added that she had received an email from Clare Bears Pre-School who would also be interested in taking part. Cllr. Bishop proposed a donation of £250. Approved unanimously.

10 To consider items of correspondence for decision/response
See attachment to the minutes

With reference to the letter regarding the tree belt between the Charles Church development and the Granary, Cllr. Pugh will check the record of the discussions and report back but believes that the Borough Council agreed to take responsibility for the land and carried out some botanical tidying but that there is no botanical requirement to carry out regular work to the area.

11 To consider concerns raised by Cllrs. Kimminau and Verguson regarding the response by the Clare Castle Country Park Trustees to the consultation on planning application DC/16/0103/FUL (Clare Antiques, Malting Lane)

Cllr. Bishop referred to a copy of a letter from Geoffrey Bray to the planning authority regarding the Country Park car park and asked for Councillors comments.

Cllr. Parsley stated that he was sorry that there had been some extremely personal attacks addressed at Mr Bray on social media sites recently. He continued that although the Country Park Trustees are to be commended for the work carried out in the park, he was concerned about the contents of the letter from Geoffrey Bray to the planning authority regarding the car park. Cllr. Parsley believed that if the ideas mentioned in the letter were to take effect, the changes would be to the detriment of the people of Clare. He added that the Trustees should consult with Clare Town Council on such a decision.

Cllr. Bishop confirmed that a letter has been sent to the Country Park Trustees reminding them that the lease does not allow for the changes mentioned in their letter to the planning authority.

Cllr. Parsley reminded the council that the Trustees had also omitted to consult the Town Council when they made the decision to change the car park fees.

Cllr. Godwin agreed that any variation to the lease would have to be brought to the Town Council. However, she understands that the Trustees reason for considering closing the car park overnight is to prevent vandalism.

Cllr. Gryce added that before the park was transferred into the ownership of Clare, St Edmundsbury Borough Council controlled the car park and at that time no overnight parking was allowed in the car park.

Cllr. Bishop reported that an email had been received from Ashton KCJ confirming that there are two options that would enable a change to the lease.

In the absence of Cllr. Kimminau and Verguson, Cllr. Bishop read a letter from Cllr. Kimminau (see attachment) and asked for Councillors comments. Cllr. Gryce stated that he believed the letter was not appropriate because it had been written in advance of the letter being sent to Geoffrey Bray by Clare Town Council.

Cllr. Parsley emphasised that Cllr. Kimminau had stated that his letter was his personal view and not that of the council.

12 To agree responses to planning authority consultations on planning applications

Cllr. Bishop stated that it was important that councillors contribute their views of planning applications. He added that when considering the applications, councillors should ignore anything they may have read on Facebook, which were sometimes ill-informed.

- i) DC/16/0103/FUL – Clare Antiques, Malting Lane – Change of use from Antiques showroom to 9no. self-contained units

Cllr. Perceval-Maxwell expressed a concern about the certificate of ownership of the area for the wheelie bin storage area and queried where 2 bins per property would be stored. She also raised a concern that there is no rear access for vehicles and what the subsequent impact might be on the properties at Boathouse Mews (behind the application property).

Cllr. Gryce circulated documents he had prepared showing the listed buildings and commercial buildings in the vicinity of the Antiques Centre, which do not match the information provided by the applicant. Cllr. Gryce added that the Antiques Centre is not removed from the centre of the town and requested that the documents he had prepared be included as part of the Town Council's response to the planning authority.

Cllr. Godwin commented that no pre-application advice had been sought, nor consultation with the Rights of Way Officer. Cllr. Godwin added her own concerns about the Certificate A declaration confirming ownership of the area to be used for waste storage and collection storage. She stated that the area is not included in the defined area of the location plan, nor is the trade waste storage for the commercial premises.

A member of the public interrupted the meeting to state that she is the owner of the land proposed to be used for bin storage and the vehicle access stated on the application and that she had only recently been made aware of the application due to living outside of Clare. She stated

that she is currently liaising with solicitors on the matter.

Cllr. Bishop explained that the public session, when members of the public can speak, had closed.

Cllr. Godwin added some concerns regarding highway safety - that the proposed front door opens directly onto the carriageway - there is no footpath at this point in Malting Lane. She was also concerned that the Antiques Centre is the biggest business in Clare and its closure and loss of footfall would severely impact on the town traders and businesses.

Cllr. Godwin referred to several planning policies which are not met by the application (see attachment). They are: NPPF, Vision 2031: Core Strategy and Joint Development Management Policies covering Key Service Centres, vitality of town centres, Creating Places, Conservation Area and important listed buildings, development within the curtilage, Local Centres.

Cllr. Mallows agreed with the points on policy made by Cllr. Godwin and added that the loss of the Antiques Centre would have a detrimental impact on commerce in Clare due to a loss of footfall. She referred to a newspaper article in 2013 in which the owners of the Antiques Centre stated that they were not going anywhere, that the Antiques Centre had 110 dealers and was the town's biggest business and that the building would not be turned into a residential property.

Cllr. Gryce stated that the centre is not a large employer in Clare but it is the value of the income it brings into Clare. Cllr. Bishop reiterated that there is a concern regarding the loss of trade in the town, given the push from others in the town to improve tourism.

Cllr. Bishop proposed that the Town Council response to the planning authority be to object to the application and provide the reasons referred to in the meeting (attached to the minutes). Agreed unanimously.

- ii) DC/16/0310/LB – 1 Church Street – i) Full roof repair ii) New ground floor toilet iii) Internal repairs - Cllr. Gryce expressed concern that no comments were available from the Conservation Officer given that the building is listed and recommended the council do not support or object to this application but comment that without the comments of the Conservation Officer, the council does not wish to commit to a recommendation. Agreed unanimously.
- iii) DC/16/0224/HH – Jacaranda, 2 Hermitage Meadow – Single and two storey rear extension - Cllr. Godwin reported that she was concerned that there may be some overshadowing to the neighbouring property and recommended that the response be no comment. Agreed unanimously.
- iv) DC/16/0074/HH – Lion House, 45 Bridewell Street – i) Two storey rear extension, ii) Alteration of pitched roof to flat roof at rear of property – Cllr. Gryce expressed concern that no comments were available from the Conservation Officer given that the building is listed and recommended the council do not support or object to this application but comment that without the comments of the Conservation Officer, the council does not wish to commit to a recommendation. Agreed unanimously.
- v) DC/16/0202/HH – Green Heys, Snow Hill – i) Rear extension ii) Insertion of 2no dormer windows to front elevation iii) Re-roof existing dormer window iv) Replace existing garage roof with flat roof v) Replaster external elevations - Cllr. Godwin reported that the application meets the requirements of policies DM1 and DM24. Cllr. Gryce recommended the council support this application. Agreed unanimously.
- vi) DC/16/0246/TCA – Pump House, Cavendish Road – Fell/pollard willow trees - Cllr. Gryce recommended the council support this application. Agreed unanimously.

13 To receive an update on developments regarding improving tourism in Clare

Cllr. Gryce reported that the Wool Towns Association has now been formed following a meeting today. The constitution was agreed with two representatives from each town, one councillor plus one business member. Cllr Gryce was elected Secretary of the group. Clare is an equal partner with Hadleigh, Lavenham and Long Melford, though Clare is the smallest town. A major funding request will be made to the Leader programme.

Cllr. Gryce reported that Tourism Clare would be meeting on 18th March and would be examining proposals for a tourism website, possibly visitclare.co.uk - this was seen as a springboard for new leaflets, mobile apps, links to other sites.

Derek Blake and Cllr Gryce have put together a programme of tours and walks in co-operation with the Ancient House Museum and the Clare Castle Country Park Trust. This is to be published within Suffolk's Year of Walks starting in June.

14 To receive an update on the survey and 4 Year Plan

Cllr. Mallows asked for approval to confirm the approximate £516 cost for printing the town survey. Approved unanimously.

15 To receive a proposal for the approval of a Data Security Policy

Postponed until the next meeting.

16 To receive items for decisions required by Town Council Committees and Working Parties

i) Community Committee: Cllr. Perceval-Maxwell reported that all Councillors are now using the new email addresses rather than private addresses.

17 To receive agenda items for next meeting

(i) To receive an update on developments regarding improving tourism in Clare

(ii) To receive an update on the survey and 4 Year Plan

(iii) To consider a Data Security Policy

(iv) To receive a proposal to apply for revised byelaws

18 To confirm the date of the next meeting as Thursday 21st April 2016

Confirmed.

The meeting closed at 9.25pm

Attachment to Minutes, Item 4, County Councillor's Report

HIGHWAYS

A1092

I want to give you early warning that the A1092 on the Cavendish Road, Clare, by Harp Lane will be closed on 4 May for one night for Anglia Water to effect a full repair following the mains leak last year. I was alerted to this only this morning but I was given an absolute assurance by our Network Assurance team that the road will not be closed until about 7.00pm, after the bus has gone through. Although the work will be done in a matter of a few hours, the closure will be kept in force until no later than 6.30am to allow the new surface to set firm. Bus services won't be affected; advance warning signs will be put out in advance; emergency services, you and other parish councils will be notified.

As you may recall the water leak and repair occurred during the gas main replacement works and to the extreme irritation of our highways team, Anglia Water did not undertake the full road repair at the time. I am asking our new head of highways, Mark Stevens, to take this up with not just Anglia Water but all utilities - that they need to work in partnership with us to keep our roads both in good repair and open.

Highways Contract

I am pleased to report that Mr Stevens has settled into his new role well and looked again at the highways contract to reduce and remove the ridiculous bureaucracy which has impeded our delivering of works on our roads network. As you know, we had the nonsense that every pothole repair had its own order and invoice for the very laudable reason of keeping tabs on spending. However, this meant that even our contractor spent hundreds of thousands of pounds on processing invoices ... money that you and I would want to see spent filling the potholes and not filling the in-trays of accounts teams. So Mr Stevens has rationalised the invoice process.

He has also looked at how effectively we spend the budget. You won't be surprised to hear that emergency patching is much more costly per square metre than planned programmes of surface works. He is looking to improve maintenance of the highways asset and to achieve that he has brought the team back to focussing on the seasonal nature of highways work - drain clearance and grip cutting in the autumn, gritting in the winter and pothole repairs; white lining and cutting hedges and verges in the spring; re-surfacing and surface dressing in the summer.

HGVs

My colleague Cllr James Finch has refused to consider a wholesale review of the Suffolk Lorry Route Network but has agreed to look at local cases. I will be lobbying hard for Clare.

Clare Community Primary

I was delighted to read the good Ofsted report this week for the school. If you haven't read it the report is very interesting and commends the work of the new head teacher.

County-wide

The big topic today is, of course, devolution. As I am sure you will have heard, in his Budget yesterday the Chancellor announced a £1b devolution deal for Suffolk, Norfolk, Cambridgeshire and Peterborough. This will be led by a Mayor to be elected next May. We were assured today that there will be a full public consultation on the deal. I will keep you informed.

Following on from the news last month about the good Ofsted rating for Suffolk's children's services, SCC will soon be launching an appeal for more foster parents. Suffolk reflects the sad national trend in that the largest cohort coming forward fostering is boys aged 11-13. We have rejigged the fee structure to increase the money for families caring for the most challenging children.

Our social workers have been put under increased pressure this year as on average since the start of 2016, one unaccompanied asylum-seeking child a week has arrived in Suffolk. Some, we have taken in from Kent as the Kent county council has 1,000 of these children to care for. Others have arrived here – some are very young aged only 10 or 11 and others are older teenagers. We have to find interpreters to help us find out who they are, where they are from and where their parents are – indeed if they are alive. We also have to find homes, clothes and education for them as well help solve their medical problems – because as you can imagine many of them have had the most arduous journeys.

Mary Evans, Clare Division, Suffolk County Council

Attachment to Minutes, Item 8, Clerk's Report

Information:

I am awaiting a response from St Eds and SCC regarding a meeting to discuss the section 106 money allocated from the Land East of the Granary development.

I have confirmed to SCC the preferred option for the extension of the 30mph speed limit.

I have received the majority of contributions for the Annual Report but still await the Town Council contributions.

A tree has now been planted in the cemetery in memory of Leslie Warmington and a plaque will be in place shortly.

St Edmundsbury Borough Council Planning decisions

DC/16/0054/TCA – The Old Bank House – 10% reduction and crownlift to 3 metres Apple Tree - Application approved

DC/16/0172/FUL – 69 Highfield – construction of 1no. two-storey dwelling (demolition of existing single storey attached out-house)- Delegation panel – deferred.

DC/15/2519/TCA – Clare Castle Country Park – i) Fell 2no. Poplar, ii) Cut back 1No. Magnolia, iii) Coppice and fell Sycamores and various trees on North and North West side of Motte – No objections

DC/16/003/TCA – The Spindles, High Street – Fell and treat stump of 1No. sycamore tree - No objections

DRAFT

Attachment to Minutes, Item 10, Correspondence

Items for action (all circulated to Town Councillors)

Clare Primary School	Letter requesting support for commemorative coins for school children. £250 approved unanimously.
Clare Combined Charities	Request for confirmation of re-appointment of Keith Mison as Trustee Approved unanimously.
Parishioner	Letter re Granary/Charles Church site tree belt Cllr. Pugh to respond to the parishioner.

Items for noting (copies available from the Clerk on request)

Suffolk County Council	Women on Wheels initiative Acknowledgement of CTC response to consultation on Integrated Risk management Plan 2015-18
SALC	S137 Expenditure limit
PC Rob Sippitt	Policing in Clare wef April 2016
Clare Christmas Lights	Resignation of Chairperson
CCCP Trust and Ancient House Museum	Circular Walks and Tours information
Clare Castle Country Park Trust	Business Plan
Clare Bears Pre-School	Thank you for the donation
Clare Pharmacy	Letter confirming contribution to purchase of bench to be placed outside Clare Pharmacy.
West Suffolk Council	Community composting
Suffolk Police & Crime Commissioner	Response to our letter regarding emergency calls. Response to our letter regarding consultation and cover for Clare
Carmel Marchant	Letter re Antiques Centre objection from CCCP
Robert Marchant	Notification of extension of time granted for planning application for Clare Antiques Centre
Clare Castle Country Park Trust	Copy of letter sent to planning authority re Clare Antiques Centre
Keith Haisman	Copy of letter and document sent to planning authority re Clare Antiques Centre
Steve Kimminau	Letter re CCCP in relation to planning application for Clare Antiques Centre

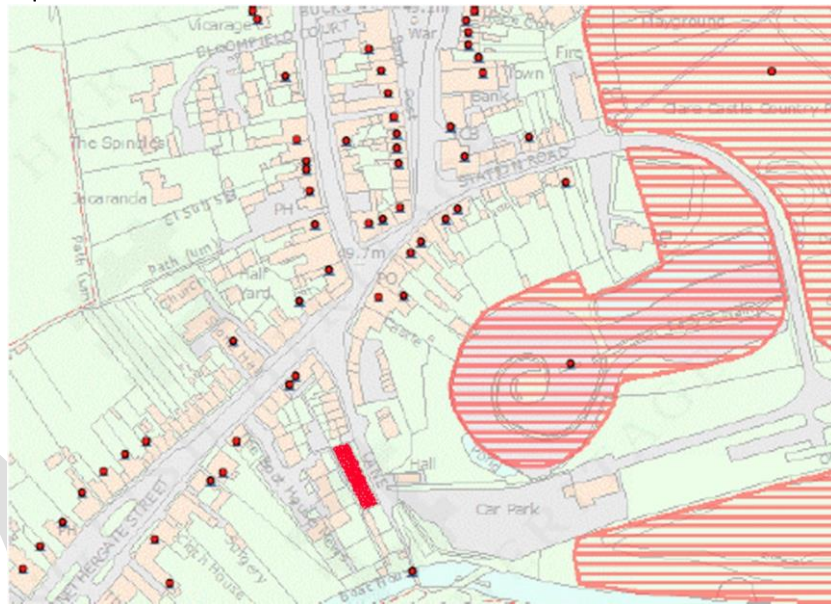
Attachment to Minutes, Item 12 (i) DC/16/0103/FUL – Clare Antiques, Malting Lane – Change of use from Antiques showroom to 9no. self-contained units

Listed Buildings in Clare

Map from Heritage Statement p6

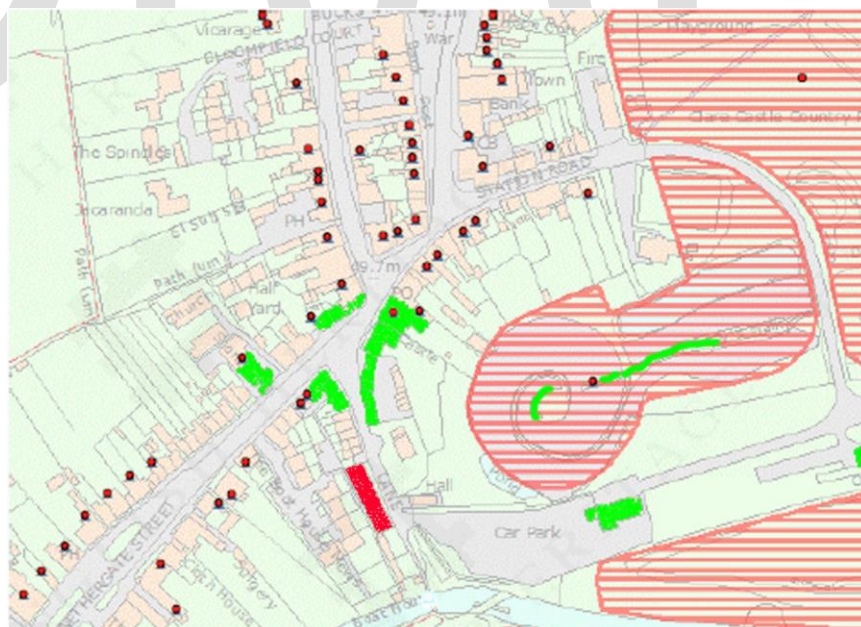
Red dots represent Listed Buildings (Historic England)

Red block represents Antiques Centre



Corrected map

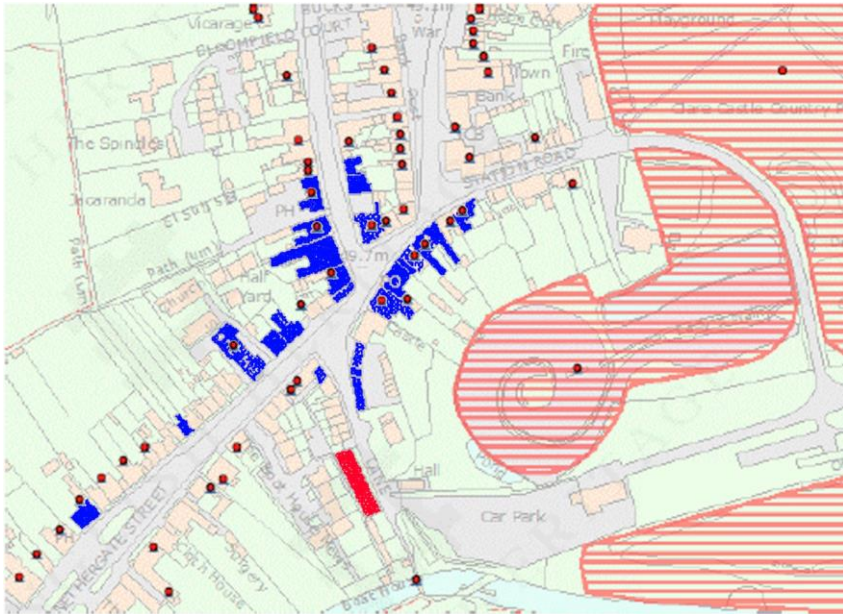
Green blocks represent **physical extent** of listed buildings. The red hatching represents the scheduled monument, with listed elements. The Antique centre is 16m from the nearest listed building.



Map of retail and commercial properties in vicinity of Maltings Lane

Design & Access Statement p4: "3.3 The premise is classified as an A1 unit, but the site is located outside the shopping centre of Clare and therefore policies TCR1-5 do not apply. The site is within a predominantly residential area, and it is therefore considered to be an appropriate location for this type of development."

Blue blocks represent retail and commercial properties.



The heart of Clare is a mix of commerce and residential. Maltings Lane is closer to the heart than the report purports. As far as visitors are concerned, the route from the car park into the heart of the town passes through this mix.

The Design & Access Statement

2.1 The Antiques Centre was built around 1920.

The Mill was built in 1908 as a grist mill, known as Byford's Mill, with a gas-fired engine at the north end. The date 1920 may be when the extension was added to the north end, now known as The Mill House, recently converted into a residence. [Source: David Hatton, *Clare Suffolk Book II, The Streets of Clare*, p10]

2.3. Internally the building is completely open throughout with a structural steel frame supporting timber floors. There is nothing of architectural merit inside the building that it considered to be of any importance to keep for the future development. The site is set in a conservation area but it is not a listed building.

3.3 As highlighted within the design and access statement, the design concept aims to maintain, as much as feasible, the external historic appearance of the building, particularly the frontage. The use of the site will change without significantly changing the historic appearance of the building.

4.3to secure the retention of a building of architectural or historic interest.

8.3 As a historic building it is important that it is maintained and restored in suitable fashion in order to maintain longevity.

The assertion that there is nothing of merit inside the fabric of the building is unsupported; an industrial archaeologist should visit this building to see what remains of its past. Pulley wheels are still visible in the roof structure; iron pillars are also in view. Some of the flooring may be original.

It is the only building erected in Clare intended to make use of the railway. Of Victorian/Edwardian industry, this former mill is the only surviving building: the gasworks and waterworks have gone as complete structures.

The external appearance will be altered. The sliding loading bay on the first floor will be replaced by a window. The smaller door on the ground floor will be replaced by a window and the door re-inserted towards the centre. The untouched rear wall to the west will have multiple windows inserted as well as ventilation points.

3.7 says the development “will return Malting Lane to its original status as a quiet residential road”.

Its status was never as a residential road: it was the main goods access to the station. Its status has never been quiet in more modern times as it provides access to the car park and on into the country park for service vehicles.

9.2 The proposal aims to reinstate a historic use of the site that has been in place before a number of residential properties were built around it. The building was built significantly detached and prominent with a clear, specific purpose.

There were residential properties on both sides of the antiques centre before it was built, mid 19c 1-5 to the north, 6 lath & plaster of unknown date by the river. Houses were pulled down for foundations of the mill to be dug. Opposite where a bungalow now stands were buildings associated with the Boar & Griffin complex.

Brownfield site

3.2 Policy DS1 relates to sustainable development and the priority to Brownfield sites.....

9.1 It is believed that the proposal would provide a high quality sustainable development on Brownfield Land.....

This is not a brownfield site; the building is in use commercially. It is not vacant, derelict, contaminated nor partially occupied or utilised. These form the four categories of what constitutes brownfield sites.

NPPF: Core Planning Principles

2. Ensuring the vitality of town centres

.....local planning authorities should:

- *recognise town centres as the heart of their communities and pursue policies to support their viability and vitality;*
- *promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres;*

Every year the Antiques Centre attracts 100,000 visitors to Clare. It is the biggest business in Clare. The Design and Access statement suggests that they could instead go to Long Melford, Petersfield or Sawbridgeworth. The importance of these visitors to Clare and the very substantial financial contribution they make to our local economy is vital. In an effort to further support our independent traders and businesses, Clare Town Council recently established a new tourism initiative and the Suffolk Wool Towns project is progressing well.

Vision 2031

St Edmundsbury Borough Council formally adopted Rural Area Vision 2031 site on 23 September 2014. Vision 2031 documents form part of the St Edmundsbury Local Plan.

21. Clare

- *Key Service Centre*
- *Regional tourist destination*
- *Wide variety of local services and facilities*
- *Historic town centre with conservation area and important listed buildings*

21.1 It is a picturesque Suffolk town with a wide range of local services and facilities

21.2 There are a number of policies in the Local Plan which seek to protect and enhance the important facilities and services in the village. These policies are within the adopted Core Strategy (2010) and the Joint Development Management Policies document of 2015.

21.3 The town is designated as a Key Service Centre in the Core Strategy in recognition of the important role it has to play in serving the residents of the town and those that live in the immediate surrounding area.

Core Strategy

CS10

Key Service and Local Service Centres and Rural Areas

4.120 The primary function of the Key Service and Local Service Centres is to ensure they continue to provide services and shops which meet the everyday needs of their populations and neighbouring smaller villages.

7.13 Clare is an attractive historic settlement with a lively centre providing a good range of shops and key services, facilities, including a library, sports grounds, allotments and open spaces. The popularity of the settlement has created problems with lack of parking, and whilst bus journeys to towns such as Haverhill and Sudbury are relatively fast and regular throughout the day, there are no regular bus services suitable for commuting out of the village to work.

7.15 Growth in Clare should consolidate and enhance local community services and facilities, particularly local shops and businesses...

All these policies adopted by St Edmundsbury Borough Council identify and recognise the importance of Clare as a Key Service Centre which supports not only the town, but the surrounding villages. It is essential that the town continues to attract additional visitors in order to maintain the vibrancy of Clare especially with the additional homes now designated in Vision 2031.

Joint Development Management Policies: DM1

Adverse impact of granting permission would significantly and demonstrably outweigh any benefits in the National Planning Policy Framework.

DM2 Creating Places

c)preserve or enhance the setting of, or views into and out of, a Conservation Area.

g) taking mitigating measures into account, not affect adversely:

i) the distinctive historic character

v) the amenities of adjacent areas by reason of noise, smell, vibration, overlooking...

Windows on the front elevation will overlook adjacent properties. 20 new windows, all obscure glazed and non-opening, together with 18 windows inserted into the roof would indicate an impact on the amenities of adjacent areas. Extractor fans for kitchens are not mentioned, nor the standard boiler flues which are to be situated on the rear elevation. The location designated for storage of 18 wheelie bins has the potential to give rise to noise and smells which would adversely affect the amenity of adjacent areas. There is no indication of where trade waste will be stored.

DM17 Conservation Area

Proposals for development within, adjacent to or visible from a Conservation Area should:

a) preserve or enhance the character or appearance of the Conservation Area or its setting, and views into, through, and out of the area.

Again, 20 new windows inserted into the rear of the property, obscure glazed and non opening apart from a fanlight in the bathroom, plus 18 roof lights, will impact on the Conservation Area. No indication is given on the proposed rear elevation plan of extractor fans for the kitchens, nor waste pipes for 9 bathrooms and 9 kitchens or the standard boiler flues actually mentioned on the application form. There is no indication on the plans for the storage and collection of trade waste

DM24 Development within the curtilage

c) will not adversely affect the residential amenity of occupants of nearby properties.

Local knowledge suggests there are Rights of Way and vehicle access for neighbouring properties across the areas designated for refuse collection and for the storage of 18 wheelie bins. Neither area is included in the location plan and the Certificate of Ownership - Certificate A does not include these areas. There is no area identified for storage or collection of trade waste for the proposed commercial premises.

Local Centres

The principles of the sustainable hierarchy of settlements recognise the important role that Key Service Centres, including Clare, have in providing a wide range of facilities for their areas, performing the role as a local centre

7.16 In addition to Primary Shopping Areas the authorities will protect local centres in order to provide an adequate mix of facilities to meet day-to-day needs. Proposals for the loss of shops (Class A1 Use) in local centres will

generally be resisted unless it can be shown that suitable alternative provision is available which will meet the day to day needs of people in the local area, or that the premises have been realistically, and unsuccessfully, marketed for a period of at least 12 months.

Policy DM36: Local Centres

In local centres the loss or change of use of shops or services (or premises last used for such purposes) will not be permitted unless it can be demonstrated that the use is no longer viable or that the change of use will not have a detrimental impact on the vitality and viability of the centre.

Has the property been realistically, and unsuccessfully, marketed for at least 12 months?

Highway Safety

The Suffolk Guidance for Parking (updated 2015) recommends that a proposed development of this size should have parking spaces for 13 vehicles plus secure cycle storage. The application contains no parking spaces and no mention of secure cycle storage.

To the front of the property there is no footpath. The proposed front door would therefore open directly onto the carriageway.

The fact that there is no rear vehicle access to the property indicates that all construction traffic and materials, deliveries, removals and skips would be concentrated in Malting Lane. This will have a severe impact on access to all neighbouring properties as well as entrance and exit of the car park during the many months of construction. It would be helpful to see details of a Method Statement for construction, especially for the installation of all fenestration particularly for the rear elevation.

Connection to main sewage pipes.

Local knowledge indicates that the WC in the antiques centre is connected to a septic tank on an adjacent property and the owner of the AW had access solely for maintenance. The application proposes to connect to the mains sewer, yet it contains no information on how or where this connection is to be achieved.

Building regs.

Concerns have been raised that there is no emergency egress from the top floor rooms. Only roof lights and a staircase. All rear windows are proposed to be non-opening too.

Returning to Policy DM1: Clare Town Council is of the opinion that the adverse impacts of granting permission would demonstrably outweigh any benefits.



Malting Lane: front elevation of Antiques Warehouse showing proposed front door opening directly onto carriageway.

Vehicle access and Rights of Way for neighbouring properties plus proposed waste storage area and waste collection area.

