



Minutes of Great Barton Parish Council on Wednesday 29th July 2026 at 11.30am

Councillor Maggie Dunn chaired the meeting along with Councillors, Andy Baker, Gwyn James. Independent Planning Consultant and 1 member of the public were present.

1.	<u>Chairmans Welcome</u> Cllr Maggie Dunn welcomed everyone to the meeting and reminded everyone present that the public session is the opportunity for members of the public to raise any concerns. No fire alarms are scheduled, and the emergency exits were pointed out. Apologies received from Cllr Fisk, Hopfensperger and Broughton. There were no declarations of interest and no written requests for dispensation
2.	Open Public Session – to review consultants’ response for the Severalls Development Ian (Places4People) outlined key concerns with the application, noting the design had been assessed against Tayfen Road, which is far more urban and not comparable to Great Barton, and raised issues regarding proximity of plots to the railway. MOP raised concerns about three-storey buildings and open balconies at the entrance to the development, lack of gardens leading to visual impact, and overlooking of the school. They also noted limited reference to the Neighbourhood Plan and the absence of expected consultation. It was agreed the development should be referred to as The Severalls rather than Land North East. Chair Dunn queried grouped parking areas replacing drives; Ian advised the scheme includes a mix of on-plot and courtyard parking, which is standard. Mitigation for the Brecks (e.g., circular walks and footpaths) is required. Concerns were raised about linkage between Phases 1 and 2 and the underpass; Chair Dunn noted Suffolk Education expects children to use the underpass, so delivery is time-critical. MOP reported ongoing efforts to obtain the S278 for construction access and the construction management plan, noting Phase 1 and Phase 2 road links are not aligned and WSC has not addressed access for Phase 2. Chair Dunn noted the absence of EV charge points. MOP highlighted lack of integration between green spaces and missing keys on Vistry’s Phase 1 plans. Chair Dunn raised concerns about the nursery being split across two floors with flats above; MOP reiterated earlier suggestions to WSC for a U-shaped building with a secure courtyard and noted balconies remain a concern. MOP advised WSC has acknowledged the lack of design workshops involving Great Barton and will take this into consideration. MOP requested scrutiny of DC/26/0906/VAR, noting changes to the roundabout could divert HGVs onto Mill Road. Chair raised concerns that congestion on the A143 may lead drivers to use the spine road to avoid queues.

	Ian agreed to prepare a final response for DC/26/0903/RM for Council review and submission before the deadline. Cllrs discussed combining both proposals from the planning consultants. MOP to review the proposal from P4P. Cllr James proposed to do the overview and Clerk to submit to West Suffolk council. Seconded by Chair Dunn, unanimous decision.
3.	<u>Planning Applications –</u> DC/26/0903/RM - Land North East of Bury St Edmunds (The Severalls) Reserved matters application - submission of details under Hybrid Planning Permission DC/19/2456/HYB (granted at appeal under ref: APP/F3545/W/22/3297751) in relation to Phase 2 - appearance, layout, scale, landscaping and access for residential dwellings (Class C3) and commercial uses (Use Class E) along with associated road layout, car and cycle parking, site-wide landscaping, private and public realm and other associated works. Part discharge of conditions 19 (Noise), 29 (Arboriculture) and 35 (Green infrastructure and Landscape Strategy) in relation to Phase 2 only. Great Barton Parish Council agreed to submit response from Planning Consultants before the 1st August Deadline. DC/26/0906/VAR - Land North East of Bury St Edmunds (The Severalls) variation of conditions of planning permission DC/19/2456/HYB (appeal ref: APP/F3545/W/22/3297751) to enable amendments to the approved drawings for the Phase 1 detailed element (287 dwellings), including layout and associated changes Great Barton Parish Council to request an extension and then provide a response using delegated powers. DC/26/1099/TPO – Grove End, Livermere Road- one Hornbeam (T1 on plan, within area A1 on order) overall crown reduction by five metres Great Barton Parish Council reviewed this application and the meeting resolved that there are no objections, subject to agreement with West Suffolk Tree Officer, Please note for context that the applicant has previously applied for, and been granted, permission to fell at least 16 mature trees on this site since 2010. Chair Dunn Proposed, Seconded by Cllr James, all in favour.
4.	<u>Finance</u> a) Council reviewed the costs for a survey on the Avenue Junction (from Fornham road/A143) to determine the speed at the give way point. Chair Dunn Proposed, Seconded Cllr Baker, all in favour.
5.	<u>Good Governance</u> a) Council adopted the Scheme of Delegation, Cllr James Proposed, Seconded Cllr Baker, unanimous decision
6.	<u>Chairman’ and Councillor Reports</u> Nothing to report not already covered
7.	<u>Open Public Session – 10 Minutes</u>
8.	<u>items to be carried forward to next meeting</u> Date of next meeting – 17th August 2026 There being no further business the meeting finished at 1:00pm

	 sign and date
	 Print name
	Chairman Signed as confirmation that they are a true record.