

Flempton cum Hengrave Parish Council
Minutes from Extraordinary Parish Council Meeting

Tuesday, 21 October 2025, 18:30, at The Cottage, Flempton Golf Club, Flempton IP28 6EQ

Present: Cllrs. Janet Davies (Chair), Ken Borrow and Jean Lindsay
Also present: Clerk Ginny O'Hegarty and one member of the public

Agenda Items

1. Chair's welcome and opening remarks

The Chair, Cllr Davies, opened the meeting and thanked everybody for attending.

2. Apologies for absence

Apologies were received and accepted from Cllr Bambury and Cllr Martin.

3. Declaration of members' interests

The Councillors had assessed the circumstances and confirmed none of them had a disclosable pecuniary interest in the planning applications.

4. Minutes of meetings

It was noted that the minutes of the Council meeting of 29th September 2025 will be submitted for formal approval at the Council meeting of 10th November 2025.

5. Public Forum

A member of the public noted that due to the significant damage caused to the buildings they were not salvageable. Some comments from previous consultations with residents had been taken into account in the proposed development.

6. Planning

The following planning applications were considered:

DC/25/1592/LB	Application for listed building consent – demolition of four fire damaged buildings	3-6 Bury Road, Hengrave IP28 6LS
It was unanimously agreed to support the application with a request that arrangements be made for the original window comprising honeycomb glass panes at the front of number 5 Bury Road, which is of significant historical and architectural interest, be preserved preferably somewhere within the village.		
DC/25/1591/FUL	Planning application for four dwellings to replace four fire damaged dwellings	3-6 Bury Road, Hengrave IP28 6LS
It was unanimously agreed to raise the following concerns and requests for information: <ol style="list-style-type: none">1. There are concerns regarding the overall increased height of the proposed new dwellings which will be double height rather than the previous 1.5 and therefore imposing and not fitting in with the aesthetic and roof line of neighbouring properties. The increase in the height from 1.5 to double height will also potentially reduce the light for Fairview, number 7, and the rear extension of 8 Bury Road. Would the developer consider reducing the height to 1.5 with dormer windows which would be more sympathetic with nearby properties?2. There are concerns regarding access for vehicles at the rear of the properties given the small size of the area. If residents of the new dwellings are unable to manoeuvre their vehicles in and out of the designated parking spots, they may choose to park on the pavement or in the lane thereby blocking access for other residents.3. Details are requested as to whether the access lane is to remain the same width or whether the width will be increased. The fence at the front left hand side of number 3 would need to be slightly angled so that incoming vehicles do not clip the fence as has happened previously.4. Details regarding the height of the proposed fence panels abutting the access lane are required in order to assess the visibility for drivers.		

So signed and approved at the meeting if 10th November 2025

5. There are concerns regarding the proposed demolition of a thatched barn which currently sits in the footprint of proposed new dwelling no. 6. The barn, which is intact except for damage to its glass, was part of the oldest building in the village.
6. It is not evident why a number of blank windows have been proposed in the front of the design which spoils the aesthetic of the buildings. This was a feature of properties that had windows blanked out because of window tax. Given there is no longer a window tax would the developer consider removing this design feature?
7. There are concerns that the glass for the windows front and back will not be diamond panes and will therefore be out of kilter with neighbouring period properties in the conservation area.
8. Details need to be provided regarding the exact measurements of the proposed dwellings in order to understand the precise location within the plot i.e. where the front and back of the building line is relative to the position of the old houses.
9. The application needs to be refined to include details of the proposed form of heating for the dwellings. The site is off-grid with neighbouring houses mostly using heating oil. There would be concerns regarding potential noise at the rear of the properties if it is proposed to be by means of air source heating pumps.
10. Details are requested as to whether the roof spaces will include a fire break between each dwelling.
11. Water management has not been outlined in the application. The current drains for numbers 7, 8, 9, 11 and 12 all flow under the plot and come out by the current front gateway to number 5. The previous houses did not have foundations and the pipes are old and shallow.
12. Traffic management during the construction period needs to be addressed. Plans need to be provided as to how construction traffic will be managed safely together with details of the methodology to ensure pavements and the access lane will be kept clear.
13. Details are requested as regards the proposed future use of the buildings, whether they will be for private sale/rent or part of a local events business. If the latter, this would reduce the number of homes in the village by four and would require a change of use application.
14. Concerns were raised regarding live electrical cables which are believed to have been buried below ground on the development site by an electricity distributor.

7. Date of next meeting

The next Meeting will be held on Monday, 10th November 2025 to commence at 18:30 at Fornham St Martin Village Hall, The Street IP31 1SP

8. Close of Meeting

There being no other business the Chair declared the meeting closed at 19:30.