

CLOPTON PARISH COUNCIL

Minutes of the Annual Parish Council Meeting held at Clopton Village Hall at 7:30pm
On Tuesday 4th June 2019.

Present: Cllr Raffell - Chairman Cllr Fryatt Cllr Yallop Cllr Lye Cllr Gittoes Cllr Pitt	In Attendance: 6 Clopton Residents Miss K Bye (Clerk)	Apologies
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CPC048/19 Chairmans Welcome Cllr Raffell welcomed everyone to the meeting	
CPC049/19 Public Forum/Open Session To discuss the damage of the Village notice board – Clopton Village Hall One pane on the notice board at the village Hall is broken, this is not one of the recently replaced panes but one that had a thinner older acrylic pane. The supplier used last year www.plasticsheets.com is still offering the cheapest price for the replacement at £54.08 plus VAT. The Rouse Hall Estate notice board has been subject to graffiti which has been scratched onto the polycarbonate panes, they are however still intact and it is possible to read notices through the scratching. Research suggests that trying to polish this out will have very limited success. The council agreed that the broken pane will be replaced and an order will be made for the new pane. The scratched panes will not be replaced at this time however the council may consider at a later date if it is worth erecting a graffiti board to try to divert the protagonists.	Clerk
CPC050/19 Apologies All councillors present	
CPC051/19 Declaration of Interests/Dispensation Applications Received There were no declarations of interest and no dispensation applications to consider in relation to this agenda.	
CPC052/19 Planning matters To discuss Planning application DC/19/1973/OUT - Clopton Commercial Park, Debach Airfield, Clopton	

Details – Extension to business park with erection of one and two storey units and studio/gym

In an open session with the councillors and resident attendees the following observations were made:

As it stands at the moment the local plan does not allow for an expansion at the Clopton Commercial Park site. In brief summery this explains that planning permission will be granted through re-development or refurbishment or other change of use of existing buildings. There is no provision for new buildings. Planning permission can be granted however if there is seen to be a need and want for such a development.

It was noted that a traffic survey was carried out in the past by the county council and this concluded that all roads leading to the Clopton Commercial Park site were unsuitable for multiple heavy good vehicles. As a result of this survey to deal with the existing HGV traffic the HGV one way system was set up with HGVs coming from the A12 to the Clopton Commercial Park via the Bredfield Road and going to the A12 from the Clopton Commercial Park via the Grundisburgh road.

It was voiced strongly that the site is not suited for large commercial ventures and warehouses, or any business that requires HGV lorry traffic, therefore the only business site that would be supported locally would be one that targeted smaller knowledge and skill type businesses.

Concerns regarding potential increased traffic along the B1078 were raised especially its impact on the Manor Road and Shop Road junctions. Although the planning application includes a traffic survey that suggests 33 additional vehicles at peak times there is concern that this projection is on the low side. It was suggested that if additional business units were granted planning permission this should go hand in hand with a speed limit along this section of road.

The traffic statement on the planning application talks about sustainable transport, buses, cycling etc. There was a bus stop opposite the entrance of the site however the sign is no longer there and the route 70 timetables in current use do not show a bus stop at this point. It was suggested that if the owner were to be granted planning that they should negotiate with the bus firms to reinstate that bus stop to make a sustainable public transport solution viable. Also bus timetables do not allow for a normal working hour day as they stand at the moment if you were working in Clopton but coming from Ipswich as an example.

One resident who has rented office space from Oasis Property Ltd has been able to give a positive testimonial stating that in their experience the company are approachable and work hard to accommodate the changing requirements of their current tenants business needs be it expansion or contraction, this allows businesses to succeed in a changing working climate and encourages them to stay in the one business park.

<p>The general feeling of residents and councillors is that current Clopton Commercial Park is a huge improvement on the previous situation at the site in terms of visually and in terms of the traffic type, the whole site is very tidy and the new smaller business units have decreased the HGV traffic.</p> <p>The proposed new buildings are seen as unobtrusive in design and will perhaps balance out the aesthetics of the site as a whole.</p> <p>There is hope that Clopton Commercial Park with the Café and Gym/Studio could help in some way to create a hub for Clopton in the future.</p> <p>It is hoped that the employment that the proposed additional units would create will bring a variety of job potential to Clopton and surrounding village residents. Especially those who do not have their own transportation.</p> <p>The consensus is that by allowing the proposed application to go through for small business types there will be less risk of HGV traffic increase in future years.</p> <p>The council voted on the applications and the unanimous decision was that the application would be supported but with the following observations:</p> <ul style="list-style-type: none"> - The site must only be developed with the smaller business type in mind. - No additional HGV traffic to be generated as a result of the planning application. - Provision to be made for local start-up companies. - A speed limit be put in place for the B1078 Shop road/Manor Road junction. - The developer to extend the sustainable transport statement further to include negotiations with bus firms to reinstate the bus stop opposite. - The developer to consider installation of electric car points. - Solar panels to be installed to assist with the generation of electricity for the site. - Footpath 5 to be re-routed adequately. - Sewage works must be up to standard with no contaminated seepage. 	
<p>CPC053/19 Dates of future meetings</p> <ul style="list-style-type: none"> • Thursday 18th July 2019, 7.30pm, Village Hall, Parish Council Meeting. • Thursday 19th Sept 2019, 7.30pm, Village Hall, Parish Council Meeting. • Thursday 21st Nov 2019, 7.30pm, Village Hall, Parish Council Meeting. • Thursday 16th Jan 2020, 7.30pm, Village Hall, Parish Council Meeting. • Thursday 19th Mar 2020, 7.30pm, Village Hall, Parish Council Meeting. 	
<p><i>Meeting closed at 8:30pm</i></p>	
<p>Chairman:</p> <p>Date:</p>	