

# CLOPTON PARISH COUNCIL

Minutes of Clopton Parish Council Meeting held Online at 7.30 pm  
On Thursday 11<sup>th</sup> June 2020.

<b>Present:</b>	<b>In Attendance:</b>	<b>Apologies</b>
Cllr Raffell (Chair) Cllr Lye Cllr Gittoes Cllr Pitt Cllr Fryatt	Miss K Bye (Clerk) Mr James Bailey Agent for the application	

<p><b>CPC040/20 Chairmans Welcome</b> Cllr Raffell welcomed everyone to the meeting.</p>	
<p><b>CPC041/20 Apologies</b> None received</p>	
<p><b>CPC042/20 Declaration of Interests/Dispensation Applications Received</b> There were no declarations of interest and no dispensation applications to consider in relation to this agenda.</p>	
<p><b>CPC043/20 Planning Matters</b> To consider planning application DC/20/1817/FUL</p> <p>This application is seeking a personal consent for the change of use of a single agricultural barn (Sui Generis) to Use Classes B1 (business) and B2 (general industrial). The personal consent is for a family members' boat restoration business, that can be split between specialist deck building and separate machinery for general engineering works. - Birds Hill Cottage Birds Hill Clopton Suffolk IP13 6SE Neighbourhood Plan.</p> <p>Prior to this meeting members of public were invited to attend or if that was not possible asked to let us know by email any concerns they may have. A number of local residents have submitted their thoughts and concerns over this application to the Clerk. All councillors have received and studied those comments prior to the meeting.</p> <p>James Bailey agent acting on behalf of the applicant was in attendance and was asked to introduce the application.</p> <p>Mr Bailey was grateful to have been invited to engage with CPC to have the opportunity to engage with the council prior to their response to the application.</p> <p>The current business is in an industrial estate in Stanton. There is uncertainty over the availability of the unit moving forwards due to potential development on the site.</p> <p>As a result of this it is a natural consideration to relocate into his fathers redundant barn in Clopton.</p>	

The business has two aspects, boat restoration and engineering. Engineering is carried out for elements of the boat restoration.

Boats restored are small scale boats

Main focus of business is Flexiteek which is a synthetic alternative to teak wood, there are only two approved stockists in the UK of which Rofix restoration is one.

The size of the Barn in Clopton is comparable to the size of the unit in Stanton.

They are opting for a change of use application which means using existing building and existing access.

They have spoken to the economic development team, who are in principle happy with the application, although had concerns about noise, which we are told have been allayed.

Current staff members are the business owner and one employee.

The drive to move to this area is to move closer to customer base.

There will be no change to the building itself.

No storage of boats will be allowed outside, meaning that they can only have in stock what they can fit in the building.

They are applying for personal consent only which means that any business in the barn has to be the business of a family member and with focus on boat restoration.

Following the introduction councillors put questions to James Bailey based on their own concerns and those of the residents who have been in contact.

Questions

Q - Is it a condition that it is only relevant to boat restoration, what about Bolenda engineering which has been a large engineering concern. It seems that you are underplaying the engineering aspect to make the prospect more palatable and less noisy

A – Bolenda engineering was a large family engineering firm that Oliver has bought into. The engineering largely consists of lathes and planes needed for boat restoration.

Q – It is unacceptable it means the villagers will not get a break.

A – There are only two employees there is a finite amount of time they will be willing to work, you can assume they will want days off. This answer was not acceptable as there is still risk that the business could function every day of the year.

Councillor comment – It is a very unusual application, Sundays and bank holidays are rarely requested

Q – will more people be added

A – Potentially but the limitation will be on space, only so many people can work in a fixed area.

Q – Business advertises a largest machine room in Suffolk, this does not seem to fit in with the downplaying of the engineering aspect in the application.

A - Bolenda engineering was a large engineering firm in the past run by the family. In this instance the family name is being used but it is not the same business. The engineering largely consists of lathes and planes needed for boat restoration.

Q – Farm diversification questions

What size is the farm

What is the current agricultural business

What is the farm turnover

Why is the building redundant

A – Agent does not know

Q – How many boats per week would be moved

A – Wasn't sure but sometime boats are there for a number of months and there is only a certain amount that they can fit in the building.

Q – Whats Size boats

A – Not sure but not huge ones, possibly 16' The layout of the existing business is boats down the middle and engineering machines along one side plus small office space.

Q – How are the boats delivered

A – As far as he knows they are all privately owned and privately delivered on trailers.

Q – What proportion of the business is engineering

A – Small office probably 10 – 15% of floor space, the rest is divided 50/50 Boats and engineering.

Q - are there environmental concerns requiring dust extraction and if so what are the noise levels.

A - Yes there is dust extraction and he is unsure of noise levels. (Subsequent to meeting it was confirmed that dust extraction noise levels are 71dB)

Q – How much refurbishment will be required on the barn

A – Nothing to be added, the floor is concrete and sound the exterior is sound.

Q – If the business is successful what then

A – The business would be limited by the size of the barn, if they out grew the barn they would have to apply for planning permission to extend for additional space.

Mr Bailey suggested that CPC Put forward all their concerns both present and future in their response to the council.

James Bailey left the meeting

It was noted that a number of residents have issued concerns in writing to CPC those concerns were taken into consideration during the Q & A session.

In a council vote all councillors were opposed to the application.

In summary

The overall feeling in CPC is that Clopton already has two industrial areas with multiple units and businesses, Clopton Commercial Park on the B1078 and Uplandside on Manor Road which is extremely close to this application site.

Clopton is traditionally a rural community and the addition of more industrial ventures will be an erosion of Clopton into a commercial area.

CPC has supported an application of a number of smaller business units at Clopton Commercial Park as they believe that industry should be concentrated in this single area and not spread throughout the village. There are a number of agricultural barns in the village and it would be highly undesirable for all to become industrial units.

CPC and residents have expressed concerns over noise levels

CPC and residents have expressed concerns over the access

CPC and residents have expressed concerns over hours of working

CPC and residents have expressed concerns over an increase of large vehicles on an already struggling road network

If planning goes ahead CPC will ask that:

That there be absolute clarity that the building be used only for a boat restoration business actively managed by Oliver Rofix personally, and not just in name, and that this approval will cease should the property change ownership;

The hours of operation be restricted to no more than 8-00 am to 6-00 pm weekdays, and 8-00 am to 12-00 pm Saturdays with no operation on Sundays or bank holidays;

That there be a restriction on the business changing direction away from boat restoration and that any engineering activities be solely for the purpose for boat restoration;

That the business activities are at all times contained within the building with no storage permitted outside the building;

That there be no scope for further expansion on the site;

That there be a restriction to any non-minor external alterations of the existing building;

<p>That there be a restriction on the use of heavy goods vehicles given that Birds Hill is a byway unsuitable for HGVs;</p> <p>That's there is clarification on the dust extraction facilities to be utilised and noise that will be emitted from the business.</p>	
<p><b>CPC044/20 Dates of future meetings</b></p> <ul style="list-style-type: none"> <li>• 16<sup>th</sup> Jul 2020, 7.30pm, Village Hall (or Online), Parish Council Meeting.</li> <li>• 17<sup>th</sup> Sept 2020, 7.30pm, Village Hall, Parish Council Meeting.</li> <li>• 19<sup>th</sup> Nov 2020, 7.30pm, Village Hall, Parish Council Meeting.</li> <li>• 21<sup>st</sup> Jan 2021, 7.30pm, Village Hall, Parish Council Meeting.</li> </ul> <p>18<sup>th</sup> March 2021, 7.30pm, Village Hall, Parish Council</p>	<b>Clerk</b>
<p><i>Meeting closed at 9:00pm</i></p>	
<p>Chairman: .....</p> <p>Date: .....</p>	

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