

CLOPTON PARISH COUNCIL

Minutes of the Parish Council Meeting held Online at 7.30 pm
On Thursday 7th January 2021.

Present: Cllr Raffell (Elected Chair) Cllr Gittoes Cllr Pitt	In Attendance: Miss K Bye (Clerk) 3 members of public	Apologies Cllr. Fryatt Cllr. Lye
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CPC099/20 Chairmans Welcome Cllr Raffell welcomed everyone to the meeting.	
CPC100/20 Apologies Apologies received from Cllr Fryatt and Cllr Lye	
CPC101/20 Declaration of Interests/Dispensation Applications Received There were no declarations of interest and no dispensation applications to consider in relation to this agenda.	
CPC102/20 Planning Matters To consider planning application DC/20/5052/OUT <u>Outline Application (All Matters Reserved) - Erection of 2no. dwellings with cart lodges - Land North Of Snipe Farm Road Clopton Suffolk IP13 6SQ</u> The Parish council discussed the various concerns that the councillors have and also concerns that were voiced by members of public at the meeting and concerns that were raised to the Clerk by members of the public prior to the meeting. Of great concern is the loss of the large pond that is situated on the site. This pond can be seen on maps dating back to the 1800's and is undoubtedly an important piece of local natural habitat for wildlife species. The parish council can see no way that the site is large enough to build two dwellings with cart lodges, parking and a driveway without the infilling of the pond. Therefore an objection will be raised against the infilling of this area of natural habitat. The infilling of this pond is also a concern from a flooding perspective, local residents have reported that surface water from the road and flow from the local ditch network feed into the pond. Temporary surface water flooding on the road adjacent to the proposed site is a regular feature already following moderate to heavy rain. It was voiced by a resident that the whole of the area is often waterlogged, the water table is extremely close to the surface and land is prone to standing surface water during wet periods which are increasingly common now. It was noted that the application form and certificate states in section 12 that the surface water will be disposed of by mains sewerage. This is inaccurate there is no mains sewerage in Clopton, this will be communicated to East Suffolk Council.	

In the previous application DC/18/4163/OUT which was refused, there was a written holding objection from Flood & Water Management Growth, Highways & Infrastructure in relation to concerns of the infilling of the pond and surface water issues. These issues are still ongoing.

Following the information on the East Suffolk Councils local plan the site in question is not located within the settlement boundary for Clopton which is situated in the Shop Road and Rouse Hall estate area. This means that the site is categorised as being countryside for the purpose of planning, and the countryside policies of restraint will therefore apply. These were read out by the Clerk as follows:

'a) Affordable housing to meet identified local needs on exception sites adjacent to, or well related to, Settlement Boundaries or clusters of housing in the countryside (in accordance with Policy SCLP5.11 and Policy SCLP5.4);
b) Limited development within existing clusters (in accordance with Policy SCLP5.4);
c) Replacement dwellings on a one to one basis where these are no more visually intrusive in the countryside than the building to be replaced;
d) Subdivision of an existing larger dwelling;
e) Conversion of an existing building (in accordance with Policy SCLP5.5);
f) Rural workers dwellings, where there is an essential need for a rural worker to live permanently at or near their place of work (in accordance with Policy SCLP5.6);
g) Other residential development consistent with policy on residential development in the countryside contained in the National Planning Policy Framework.'

Clopton Parish Council discussed these criteria and do not believe that this site satisfies any of the above.

However the planning application itself asserts that the site falls within a cluster.

It was explained that the Local Plan dictates that for an application for up to three new houses to be added to an existing cluster that existing cluster must have 5 or more dwellings.

The explanation of a cluster was read out by the Clerk from the Local Plan as follows:

'5.25 A 'close group' of dwellings adjacent to an existing highway, is one where the dwellings are considered to be adjacent to each other, and not separated by extensive open areas. There may, for example, be garden space or other buildings between dwellings however separation by fields or open land would not constitute a close group. Criterion (c) in Policy SCLP5.4 sets out policy regarding the characteristics of the location of sites in relation to surrounding development. In considering whether a proposal would be acceptable under criterion (c), adjacent development on two sides can include circumstances where the site is separated from existing development by the highway. The adjacent development on two sides must extend along the entirety of the proposed site.'

<p>The applicant has asserted that the proposed site is surrounded by 6 existing dwellings which they have circled in an aerial photograph. It was identified that one of the 6 dwellings circled is not a dwelling at all but is in fact stabling.</p> <p>The councillors agreed that the dwellings highlighted in the aerial photograph on the application are in reality not close together and are interspersed by fields/open land, which goes against the definition of a cluster.</p> <p>With the identification that one of the supposed dwellings is a stable block the proposed site is clearly not located adjacent to existing development on two sides. Therefore Clopton Parish Council will refute that the site falls within a cluster.</p> <p>Communications from residents in advance of the meeting make it clear that the additional traffic that these two dwellings would create is not welcome in the local area. The Parish Council have been made aware of a local residents group in the Birds Hill area who express concerns over the volume and speed of the traffic already experienced on Birds Hill which is a single lane by road, with passing places. Snipe Farm Road, also largely single lane, has similar traffic issues. Additional dwellings and their associated vehicles would increase these issues. The parish council believe that the small lanes should not be burdened with additional traffic.</p> <p>The applicant has suggested in section 6.6 of their application statement that there is the option of sustainable transport based on the bus stop 0.6 miles away at the bottom of Birds Hill. As raised in the November 2020, Clopton Parish Council meeting, the bus timetable was reduced during autumn 2020 to such an extent that although there is a 40 minute bus journey that travels to the local town of Woodbridge from Clopton, the return bus service for that route is not until the following day. Buses to Ipswich are available, however there is not a regular service throughout the day. Given that Clopton has no shop, post office or pub the use of cars would be essential, therefore the parish council cannot agree that there is suitable sustainable transport from the site to alleviate the use of private cars.</p> <p>The applicant has suggested a walking/cycling route to the commercial park, this route in fact crosses private land and is therefore not viable. This will be raised.</p>	
<p>CPC103/20 Dates of future meetings</p> <ul style="list-style-type: none"> • 21st Jan 2021, 7.30pm, Village Hall, Parish Council Meeting. • 18th March 2021, 7.30pm, Village Hall, Parish Council Meeting 	
<ul style="list-style-type: none"> • <i>Meeting closed at 8:20pm</i> 	
<p>Chairman:</p> <p>Date:</p>	