

CLOPTON PARISH COUNCIL

Minutes of the Parish Council Meeting held at Clopton Village Hall
On Tuesday 25th October 2022 at 7.30 pm.

Present: Cllr Raffell (Elected Chair) Cllr Fryatt (Vice Chair) Cllr Bright Cllr Lye Cllr Pitt	In Attendance: Miss K Bye (Clerk) 4 members of public	Apologies Cllr Gittoes
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CPC088/22 Chairmans Welcome Cllr Raffell welcomed everyone to the meeting.	
CPC089/22 Apologies Cllr Gittoes	
CPC090/22 Declaration of Interests/Dispensation Applications Received There were no declarations of interest and no dispensation applications to consider in relation to this agenda.	
CPC091/22 Planning Matters To consider planning applications DC/22/3715/FUL <u>Change of use of agricultural barn to storage barn (Class B8) - Moat Hall Barn Martins Lane Clopton Woodbridge Suffolk IP13 6QX</u> Members of the public were invited to join in a question and answer session and to put forward their comments/concerns on the application. As the applicant was present they were able to represent the application. Residents present were concerned as to the purpose of the change of use. Concerns were voiced in person at the meeting and have also been received by CPC in writing from members of the public. Those concerns raised were regarding the suitability of Martins Lane for any additional traffic that the change of use may create, in particular heavy vehicle traffic. It was stated that Martins Lane is a tiny 'no through road' lane with no passing places that is already in a state of disrepair. Martins Lane is accessed from the B1078 which is a 60 mph national speed limited and very busy main road. The junction from Martins Lane onto the B1078 is very narrow with poor visibility which residents believe would need to be altered to safely accommodate additional traffic. The current usage on the lane already creates issues damaging the weak water main running under it. There are no plans that residents are aware of to improve either the condition of the lane or the water main. The applicant explained that they have tidied up the barn since purchasing the property as its state of repair was not in keeping with the rest of their property. They now would like to rent it out to secure an income from it as a storage facility and have a potential tenant in mind who is interested in storing plastic rails in the space. That particular business would take a delivery 4 times a year and the vehicle arriving would be an 18 tonne rigid	

HGV lorry. The tenant would run transit type vans to the site on a Monday and Tuesday to pick up stock and the applicants understanding is that they would come perhaps once on each of those days, every week. The applicant lives on site and they themselves have no appetite for a great deal of activity in the barn and as such intend to stipulate that operating times be from 8.00 am to 6.00 pm only with no access on Sunday, and that it be a storage facility only.

A big concern residents voiced was for the future usage of the barn, whilst the applicant currently has a vested interest in the site only having light usage that cannot be said of any future owners of the property or if the applicant has a change of circumstance.

End of public section

Parish Council section

Thanks was given to all contributors.

Councillors voiced concerns that changing the use to a B8 storage facility opens up the unrestricted possibility of unsuitable HGV vehicles using Martins Lane. Once planning has been granted there can be no real control of the numbers of vehicles HGV or LGV that could potentially be using Martins Lane, either now or in the future. Increased HGV activity in the local road network is a concern to CPC due to the unsuitability of the local roads within Clopton itself and those roads used to access Clopton.

Cllr Raffell has visited the site and observed that the junction from Martins Lane pulling out onto the B1078, which is a national speed limited busy road, has extremely poor visibility to the left meaning that vehicles have to pull forwards onto the B1078 in order to see to take a right turn.

Councillors were concerned as to the impact on the two nearby listed buildings that this change in use application would create. The area is largely arable and has historically been a farming site.

Councillors noted that as the site would be used for storage by an existing business there would be no additional employment benefit from the proposed changed of use.

CPC councilors voted 4 to oppose and 1 abstained, therefore CPC will oppose this application.

Should the application be granted by East Suffolk Council CPC would like to request the following conditions:

Time restrictions as outlined by the applicant verbally during the meeting of no access to the site outside of 8.00 a.m. to 6.00 p.m. and no access on Sunday should be included in the application.

That the building be used for storage only.

<p>To safeguard against intense future usage that the planning change be limited to the duration of the applicant's residence on Martins Lane and ownership of the building.</p> <p>A response will be sent to East Suffolk council.</p> <p style="text-align: center;">DC/22/3796/FUL <u>Two bay oak framed cart lodge - Corner Farm Shop Road Clopton Woodbridge Suffolk IP13 6QP</u></p> <p>Members of the public were invited to join in a question and answer session and to put forward their comments/concerns on the application. No questions or comments were made by residents.</p> <p style="text-align: center;">End of public section</p> <p>Parish Council section</p> <p>The only concern was the potential future use of the cart lodge, however Councillors voted to support this application on the basis that the structure is used as a domestic garage/storage area.</p> <p>A response will be sent to East Suffolk council.</p>	
<p>CPC092/22 Dates of future meetings agreed</p> <ul style="list-style-type: none"> • 17th November 2022, 7.30pm, Village Hall, Parish Council Meeting. • 19^h January 2023, 7.30pm, Village Hall, Parish Council Meeting. • 16th March 2023, 7.30pm, Village Hall, Parish Council Meeting 	
<ul style="list-style-type: none"> • <i>Meeting closed at 8:05pm</i> 	
<p>Chairman:</p> <p>Date:</p>	