

# CLOPTON PARISH COUNCIL

**Minutes** of the Parish Council Meeting held at Clopton Village Hall  
On Thursday 17<sup>th</sup> October 2023 at 7.30 pm.

<b>Present:</b> Cllr Raffell (Elected Chair) Cllr Ashard, Cllr Bright Cllr Gittoes, Cllr Lye Cllr Pitt, Cllr Tiley-Nunn	<b>In Attendance:</b> Clerk, D Gooch 3 residents	<b>Apologies</b> None
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<b>CPC103/23 Chairmans Welcome</b> Cllr Raffell welcomed everyone to the meeting.	
<b>CPC104/23 Apologies</b> None.	
<b>CPC105/23 Declaration of Interests/Dispensation Applications Received</b> There were no declarations of interest and no dispensation applications to consider in relation to this agenda.	
<b>CPC106/23 Minutes</b> The minutes of the meeting of the Council, Thursday 21 <sup>st</sup> September 2023 were approved (after a minor edit to include the 20's Plenty vote, CPC095/23) and signed as a true record. Proposer Cllr Bright, Seconder Cllr Pitt.	
<b>CPC107/23 Matters arising from the minutes</b> Cllr Tiley-Nunn said he'd be prepared to stand for the Vice-Chair role, to be considered at the November meeting.	
<b>CPC108/23 Planning Matters</b>  <b>To receive planning decisions</b> <ul style="list-style-type: none"> <li>i) DC/23/2779/FUL: Removal of existing single storey rear extensions and front porch, erection of new two storey front and rear extensions, conversion of existing integral garage, changes to internal arrangement, and commensurate minor revisions to fenestration, addition of external render system, erection of partial front boundary wall and entrance gate. - Dale Farm Snipe Farm Road Clopton Woodbridge Suffolk IP13 6SL. Application Permitted by ESC (03/10/2023).</li> <li>ii) DC/23/2012/FUL: Use of land for stationing of 2 shepherds huts for holiday use together with office/store - Land At Manor Road Clopton Suffolk IP13 6SH. Application Permitted by ESC (13/10/2023). &lt;CPC had raised no objection to either planning application&gt;</li> </ul> <b>To consider planning applications</b> <ul style="list-style-type: none"> <li>i) <a href="#">DC/23/3662/P3Q</a>: Prior Notification - (Change of Use of Agricultural Building to four Dwelling houses) - Outbuilding 1, located to the northeast of Moat Hall Barn, Martins Lane, Clopton, Woodbridge, Suffolk IP13 6QX. Response deadline 23/10/2023.</li> </ul> <p>It was noted that this was the latest version of the planning application for Moat Hall Barn which had previously been considered by CPC. Councillors believed that the Annex part of the barn had been sub-let, and this application was for an additional 4 dwellinghouses. This would bring the total to 6. Members of the public were invited to put forward their comments/concerns on the application, although the applicant was</p>	

<p>not present to answer any queries. Two of the residents present read out details of the objection they would be submitting to ESC. Clerk also read out the objection submitted to ESC by neighbour consultee Stevenson, and also reminded the PC of the objections raised to the previous application.</p> <p>The main concerns voiced by residents and councillors included the building being within the curtilage of a listed building, the density of dwellings, access, and services.</p> <p>Regarding access, Martins Lane being a single lane ‘no through road’ lane with no designated passing places (vehicles were currently using residents’ access driveways, grass verge banks, and farmers access to the field). Martins Lane is accessed from the B1078 which has a 60mph national speed limit, and very busy main road. The junction from Martins Lane onto the B1078 is very narrow with poor visibility. Furthermore, the road surface was already deteriorating, and overall Martins Lane was not suitable to support any additional traffic (from residents, delivery, and service vans etc.) accessing new dwellinghouses.</p> <p>Councillors were concerned as to the impact on the two nearby listed buildings, and also any change in future use e.g. as holiday lets. Councillors noted that the water main had suffered at least 4 significant leaks in the last year</p> <p>CPC councillors voted unanimously to oppose this application.</p> <p>A response will be sent to East Suffolk Council (ESC).</p> <p><b>Planning Applications received after the agenda was produced</b> None.</p> <p><b>Other planning matters</b> None</p>	<p><b>Clerk to liaise with Councillor Nunn, then submit CPC’s objection to the planning application.</b></p>
<p><b>CPC109/23 Dates of future meetings agreed</b></p> <ul style="list-style-type: none"> <li>• 30<sup>th</sup> November 2023, 7.30pm, Village Hall, Parish Council Meeting. (The PC agreed to delay the meeting due to Clerk unavailability on the 16<sup>th</sup>)</li> <li>• 18<sup>h</sup> January 2024, 7.30pm, Village Hall, Parish Council Meeting.</li> <li>• 21<sup>st</sup> March 2024, 7.30pm, Village Hall, Parish Council Meeting</li> </ul>	
<p><i>Meeting closed at 8.10pm</i></p>	
<p>Chairman: .....</p> <p>Date: .....</p>	