

CLOPTON PARISH COUNCIL

Minutes of the Parish Council Meeting held at Clopton Village Hall
On Tuesday 7th February 2023 at 7.30 pm.

Present: Cllr Raffell (Elected Chair) Cllr Bright Cllr Lye Cllr Pitt Cllr Gittoes	In Attendance: Miss K Bye (Clerk) 6 members of public	Apologies Cllr Fryatt
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CPC019/23 Chairmans Welcome Cllr Raffell welcomed everyone to the meeting.	
CPC020/23 Apologies Cllr Fryatt	
CPC021/23 Declaration of Interests/Dispensation Applications Received There were no declarations of interest and no dispensation applications to consider in relation to this agenda.	
CPC022/23 Planning Matters To consider planning applications <div style="margin-left: 40px;"> DC/23/0267/P3Q <u>Prior Notification - Change of Use of Agricultural Buildings to Dwellinghouse - Outbuilding 1, located to the northeast of Moat Hall Barn - Moat Hall Barn Martins Lane Clopton Woodbridge Suffolk IP13 6QX</u> DC/23/0268/P3Q <u>Prior Notification - (Change of Use of Agricultural Building to Dwellinghouses) - Outbuilding 2, located to the north of Moat Hall Barn - Moat Hall Barn Martins Lane Clopton Woodbridge Suffolk IP13 6QX</u> </div> <p>Members of the public were invited to join in a question and answer session and to put forward their comments/concerns on the applications. Neither the applicant nor their agent were able to attend the meeting.</p> <p>Resident's present raised concerns about both applications, the concerns were largely the same for both applications. Those concerns raised for both applications were regarding the suitability of Martins Lane for any additional traffic that the change of use may create. As with the previous application on the site it was stated that Martins Lane is a tiny 'no through road' It is a narrow single-track 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, repeatedly 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.</p>	

Should the application be granted residents would like it to be stipulated that the lane condition be improved with passing places implemented and the junction onto the B1078 altered to improve visibility.

Residents believe that the application is not right for the setting, they suggested that it will not blend in sympathetically with the existing listed buildings. Concerns were raised in particular to the aesthetics of application DC/23/0267/P3Q which is the 4 dwellings in the larger barn.

In relation to application DC/23/0267/P3Q residents felt that it was inappropriate to convert the barn into as many as 4 dwellings this was considered over density.

Residents questioned the validity of the claim that both applications are not within the curtilage of listed buildings.

Residents were concerned about the suitability of utilities to the site as 5 additional residencies will more than double the number of homes on Martins lane. Waste collection is problematic as regular bin lorries are unable to access the lane and it is therefore serviced by a small vehicle, is there capacity to deal with for 5 more homes.

Water pressure is not strong, will it be adequate for 5 more residences.

Is there adequate power available.

What are the plans for waste water?

End of public section

Parish Council section

Thanks was given to all contributors.

Councillors feel that for application DC/23/0267/P3Q, 4 residences in the one barn is too many. Additionally, 5 on the site overall is overdevelopment of a location that currently has only 2 dwellings, both listed, and adjacent to the proposed development.

Councilors were concerned as to the impact on the two nearby listed buildings and felt that the applications were not in keeping with the general setting as a whole.

Councilors 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. Should the application be granted improvements to this junction would be advised.

Councilors are concerned that the lane is narrow, long and in a poor state of repair and not suitable for additional traffic as it stands currently. Should the application be granted councilors would like to recommend that improvements made to the condition of the lane and, because of the length of the single-track lane, passing places to be created.

<p>Councilors would like assurances that the following existing utilities are suitable for the proposed additional dwellings:</p> <p>Waste collection Water pressure Electricity supply</p> <p>Councilors would like there to be visible plans for waste water and sewerage.</p> <p>Councilors question the assertion that the plans for both buildings do not fall within the curtilage of listed building. It is noted that the previous application DC/22/3715/FUL stated that the barn was within the curtilage of a listed building, this is the same barn that is featured in DC/23/0267/P3Q which is now stated as not being within the curtilage of a listed building.</p> <p>CPC councilors voted unanimously to oppose, therefore CPC will oppose this application. A response will be submitted on this basis.</p>	
<p>CPC023/23 Dates of future meetings agreed.</p> <ul style="list-style-type: none"> • 16th March 2023, 7.30pm, Village Hall, Parish Council Meeting 	
<ul style="list-style-type: none"> • <i>Meeting closed at 8:15pm</i> 	
<p>Chairman:</p> <p>Date:</p>	