

CLOPTON PARISH COUNCIL

Minutes of the Parish Council Meeting held at Clopton Village Hall
On Wednesday 16th October 2024 at 7.30 pm.

Present: Cllr Tiley-Nunn, Cllr Raffell, Cllr Lye, Cllr Ashard	In Attendance: D Gooch (Clerk), 2 Residents.	Apologies Cllr Pitt, Cllr Bright, Cllr Elia.
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CPC115/24 Chairmans Welcome Cllr Tiley-Nunn welcomed everyone to the meeting.	
CPC116/24 Apologies Cllrs Pitt, Bright, and Elia. These were approved.	
CPC117/24 Declaration of Interests/Dispensation Applications Received None.	
CPC118/24 The Minutes of the Meeting of the Council 18 th September 2024 were approved. Proposer Cllr Lye, Seconder Cllr Raffell.	
CPC119/24 Matters arising from the minutes Clerk had submitted the planning application response DC/24/3160/TPO, checked other planning status updates, and responded to AEPA. Other actions were in progress.	
CPC120/24 Planning Matters Planning decisions: The following were noted by the Parish Council: i) DC/24/1082/CLE: "Certificate of Lawful Use (Existing) - Occupation of dwelling in non-compliance with Condition 2 of planning permission C/13/0405/FUL (occupancy condition). Larkvale Stud, Grundisburgh Road, Clopton, Woodbridge, Suffolk IP13 6QE". Application Permitted by ESC (11 June 2024). CPC discussed this application but made no further comment. ii) DC/24/1138/CLE: "Certificate of Lawful Use (Existing) - Non compliance with condition 13 of planning permission C/09/1455 - buildings in situ. Larkvale Stud, Grundisburgh Road, Clopton, Woodbridge, Suffolk IP13 6QE". Application Permitted by ESC (11 June 2024). CPC discussed this application but made no further comment. iii) DC/24/1939/FUL: "Rear extensions, Site address: Newson Farm, Church Lane, Clopton, Woodbridge, Suffolk IP13 6SG". Application Permitted by ESC (25 July 2024). CPC supported the application. iv) DC/24/2104/FUL: "Horse Arena (Menage), Site address: Land Adjoining, Hill Farm, Drabs Lane, Clopton, Suffolk". Application Permitted by ESC (05 Sept 2024). CPC supported the application. v) DC/24/2188/ROC: "Removal of Condition No. 2 of C/13/0405 - Erection of extensions and permanent retention of existing mobile home (approval under temporary planning permission C10/0358) to supervise equestrian business - Occupancy condition. Larkvale Stud, Grundisburgh Road, Clopton, Woodbridge, Suffolk IP13 6QE" Application Permitted by ESC (22 Aug 2024). CPC noted that the condition was unenforceable, and therefore had no further comment.	

Planning applications considered:

i) [DC/24/2614/FUL](#): Use of land for keeping of horses, erection of 3 no. stable blocks including undercover area, manege, modified site access and fencing. Land East Of, Shop Road, Clopton, Suffolk, IP13 6QP.
Deadline for comments 30th October 2024.

With input from residents present, the PC discussed the application for High Horse Lea (NB. This differs from [DC/24/2573/FUL](#) construction of stables etc. at High House Farm also on Shop Road, discussed at the PC meeting 21st August 2024). Concerns were raised re the Planning Statement (3.4) that the site wouldn't be used for commercial purposes noting the 5 parking spaces would allow many more vehicle movements using Shop Road to access the site (in addition to the veterinary visits, small deliveries, and removal of manure, see 6.9), with the 3 stable blocks providing 6 individual stables, and 2 tack rooms. The ditch running along Shop Road also restricts provision of passing places for vehicles. It was noted that with no residential dwelling on the site, someone would need to visit the site twice a day to check on the horses.
(No concerns re proposed building materials to be used.)

The PC unanimously voted to object to the application. The following was submitted as Consultee comments:

"Clopton Parish Council OBJECT to the application in it's current form, based on concerns re additional vehicle movements (for visits of at least twice daily given the owner does not live on-site and allocation of 5 parking spaces) on the narrow Shop Road; additionally plans for a site hosting more stables (i.e. 5), 2 tack rooms, and 5 parking spaces than would normally be required for non-commercial use and this appears more akin to a small commercial enterprise.

If ESC were minded to approve the application, then we would respectfully suggest that a condition of the permission would be that 'the development permitted shall be used for private purposes only (i.e. no commercial livery nor commercial use of the manege and associated facilities)' or similar wording that enables future enforcement action should the contrary happen.

Equally, it is surprising that Suffolk Highways is not on the Consultee list given that they are a consultee on a very similar application (DC/24/2573/FUL) currently being considered by ESC that is in fact next door to the site in this application."

ii) [DC/24/3382/FUL](#): Demolition of agricultural storage building (with approval for conversion into four dwellings) and demolition of stable building and construction of two dwellings and associated landscaping and highway access. The demolition of a former agricultural workshop building (used for purposes ancillary to the converted barn) and the construction of three-bay cartshed (for the same purpose). Moat Hall Barn, Martins Lane, Clopton, Woodbridge, Suffolk IP13 6QX.
Deadline for comments 30th October 2024.

As with previous planning applications for Moat Hall Barn, concerns were raised about Martins Lane – this is a narrow lane with no passing places, especially difficult with the additional construction traffic.

The PC agreed not to comment on the lack of visibility from Martins Lane onto the B1078, as ESC ignore this inability to meet requirements.

The main concern was that the proposed new 3 bed and 4+ bed dwellings weren't on the site of the barn to be demolished, but further south on the site.

The PC unanimously voted to object to the application. The following was submitted as Consultee comments:

"Clopton Parish Council OBJECT to application DC/24/3382/FUL on the basis that the plots for the proposed new dwellings are not a permitted development but an application for new dwellings within the countryside in their own right (as they are

<p>on green belt land entirely separate to the barn). It should be noted that this would set a dangerous local precedent for future planning proposals whereby an applicant who has gained approval under Class Q to convert a building into dwelling(s), then argues for the building to be demolished, and new dwelling(s) built elsewhere on the site (directly contrary to both the purpose and spirit of Class Q permitted development rights).</p> <p>The PC also noted that the previous application (DC/23/3662/P3Q) sought "Change of Use of Agricultural Building to four Dwelling houses", which would have provided 4 much needed less expensive dwellings and thus more preferable in terms of village needs.</p> <p>The PC agreed that if ESC, despite objections, are minded to approve the application, then it must set conditions to ensure that the barn is demolished within 3 months of commencement of any development, and that any permitted development rights are removed from these new dwellings by way of enforceable condition(s). Furthermore, again by way of condition(s), improvements must be made to Martins Lane prior to any work commencing as it is our belief that this new application will increase traffic beyond the levels cited within DC/23/3662/P3Q. Similarly, the aspect of suitable passing places on Martins Lane was not addressed with regard to DC/23/3662/P3Q and still exists with this application (perhaps to a higher degree) and it must be considered that any existing passing places are neither part of Martins Lane nor is there any prescriptive right that these should be retained in the current format by the current land owner and can, in effect, be removed without notice."</p> <p>Planning Applications received after the agenda was produced - None.</p> <p>Other planning matters</p> <p>i) An invitation (forwarded to councillors 18th October) had been received to attend a meeting on October 24th at 7.30 in Westerfield Village Hall, chaired by CC Bryce, regarding the planning application SCC/0092/24SC/SCREEN, CC Bryce briefed the PC at the meeting 18th September 2024.</p> <p>A campaign group , to fight the proposed Gravel pit and processing of other materials on farm land between Westerfield and Westerfield. They believe that this development, if approved, will significantly affect a large number of villages and neighbourhoods across a wide area of East Suffolk, particularly because of the nature of the quarrying and materials processing and involving 126 HGV (20 tons) movements a day along rural roads.</p> <p>The proposed quarry has estimated mineral reserves ~1.7 M tonnes, extracted at 125 K tonnes/year with 85K tones/year infill, over ~16 years.</p>	<p>Clerk to submit responses.</p>
<p>CPC121/24 Correspondence</p> <p>The following were noted by the Parish Council:</p> <p>i) Rural Community Led Housing Babergh and Mid Suffolk District Councils with Community Action Suffolk are hosting a Rural Housing Event covering the benefits and advantages of community led rural housing schemes on 6th November. (Distributed to councillors on 10th October.)</p> <p>ii) Local Transport Plan for Suffolk to 2040 The public consultation for Suffolk's next Local Transport Plan to 2040 (see: https://www.suffolk.gov.uk/roads-and-transport/transport-planning/suffolks-local-transport-plan), is open until 25th November 2024. (Distributed to councillors on 10th October.)</p> <p>iii) SALC Highways fora Highways Forum - 'Flooding & Drainage' (date tbd) and 'The highways maintenance programme' 13th November 2024.</p>	

<p>iv) Grit Bin Refill Suffolk Highways have commenced filling Suffolk's highway grit bins ready for the winter season, and also record their condition (i.e. whether they are damaged, filled with water or litter/debris etc).</p> <p>v) Brake's Road Safety Week The Road Safety week commences 17th November, roadsafetyweek@brake.org.uk</p>	
<p>CPC122/24 Dates of future Parish Council meetings:</p> <ul style="list-style-type: none"> • Wednesdays: 20th November 2024, 15th January 2025, & 19th March 2025. All 7.30pm in the Village Hall. 	
<p><i>Meeting closed at 8:20pm</i></p>	
<p>Chairman:</p> <p>Date:</p>	