

# CLOPTON PARISH COUNCIL

**Minutes** of the Parish Council Meeting held at Clopton Village Hall  
On Tuesday 16<sup>th</sup> April 2024 at 7.30 pm.

<b>Present:</b> Cllr Raffell (Elected Chair) Cllr Ashard, Cllr Tiley-Nunn, Cllr Lye Cllr Bright, Cllr Gittoes, Cllr Pitt.	<b>In Attendance:</b> Clerk, D Gooch + 1 resident	<b>Apologies</b>
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<b>CPC 036/24 Chairmans Welcome</b> Cllr Raffell welcomed everyone to the meeting.	
<b>CPC 037/24 Apologies</b> None.	
<b>CPC 037/24 Declaration of Interests/Dispensation Applications Received</b> Cllr Tiley-Nunn said he had both prejudicial and pecuniary interests in planning applications DC/24/1082/CLE: Certificate of Lawful Use (Existing), and DC/24/1138/CLE "Certificate of Lawful Use (Existing).	
<b>CPC 038/24 Minutes</b> The minutes of the meeting of the Council, Thursday 18 <sup>th</sup> January 2024 were approved. Proposer Cllr. Gittoes, Seconder Cllr. Ashard.	
<b>CPC 039/24 Matters arising from the minutes</b> Deferred to next meeting.	
<b>CPC 040/24 Planning Matters</b> <b>To receive planning decisions</b> <b>DC/23/1928/LBC:</b> Listed Building Consent - Partial demolition of barn and works to make good including laying foundation slabs in the floor of the barn. - Moat Hall Martins Lane Clopton Woodbridge Suffolk IP13 6QX. <b>Application Permitted</b> by ESC (email 26/3/2024). The above was noted by the PC (who had supported the application).  <b>To consider planning applications</b> i) <a href="#">DC/24/0915/FUL</a> : Change of use of agricultural building to mixed commercial use (Class E and B8). Loomswood Farm, Debach, IP13 6JW. Deadline 17 <sup>th</sup> April  The PC noted this was in Debach but had been referred to Clopton by Debach' Parish Clerk. Cllr Tiley-Nunn said that the relevance to Clopton is realistically restricted to the potential increase in traffic and the ensuing problems it will likely cause. He added that the main comment to consider within the planning documents is: <i>'Under the previous application no objection was raised by the local highways authority i.e. the competent authority in the matter, of access and impact on the local highway network. Therefore, the issue raised of unacceptable impact on the local road network is officer level opinion only, and is an unfounded and unsupported stance given the position of the highways authority. It must also be considered that traffic is generated from the use of the wider site, the decision notice recognizes this, and that the activity on the wider site generates significant traffic. The proposal therefore is inconsequential given the traffic generation of the wider site, which is unrestricted. To withhold consent based on traffic generation, given the use of the wider site, and the fact that the competent highways authority have not objected, is not sound decision making.'</i>	

Cllr Tiley-Nunn said that whilst this is a well-constructed argument, it fails to focus on the fact that this is a new application and should be considered as such; moreover with the definition of over 120 parking spaces there is an expectation that the volumes of traffic will be significant at certain times of the day (i.e. going to/from work). Equally given that the access road to the proposed site adjoins the main highway (through Debach) that is specifically designated for incoming HGV traffic to Debach Enterprises (and to Green Label itself for that matter) then it will become a dangerous access point (even though it is within a 30mph zone).

The PC noted that the users of the buildings weren't yet known, but could potentially include HGV vehicles. Whilst lorries would use the HGV route, cars would use Hasketon Road and other small roads. The junction to the site with a road with a 30mph restriction, but with 120 parking spaces there could be many vehicles. Access onto the A12 at the Bredfield turn-off on Woodbridge Road was difficult, hence it could be attractive for vehicles to driver through Clopton.

Cllr Raffell proposed that CPC object to the proposal due to the impact of the increase in traffic on the local road system. This was agreed by the PC (5 councillors voted in favour with 2 abstentions).

***At this point Cllr Tiley-Nunn left the meeting, prior to the matters in which he had interests being discussed.***

ii) [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.

Deadline 26<sup>th</sup> April

The PC noted that the application for a Certificate of Lawful Use (Existing), was due to breaching the occupancy condition, which was more than 10 years before the date of the application. The PC discussed the location of the dwellings, and any potential impact in the value of the dwellings if sold with or without the application being granted. The PC also noted the evidence provided to support the application. In summary the PC agreed to respond that it had discussed the application and had no further comment.

**Planning Applications received after the agenda was produced**

[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". Deadline 1st May.

The PC discussed this application which was also associated with Larkvale Stud (DC/24/1082/CLE above), noting that the non-compliance with Condition 13 stated that the existing buildings on site should have been permanently removed within 3 months of the commencement of development. Again, the breach of this condition was more than 10 years before the date of the application.

In summary the PC agreed to respond that it had discussed the application and had no further comment.

The PC discussed whether there were any other applications where development conditions weren't being met, since East Suffolk Council weren't actively monitoring them, and whether it would be practical to put an annual check in place.

**Other planning matters**

None.

**Clerk to submit PC objection.**

**Clerk to submit PC response.**

**Clerk to submit PC response.**

**CPC 041/24 Dates of future meetings agreed**

<ul style="list-style-type: none"> <li>Tuesday 28<sup>th</sup> May 2024 Annual Parish Meeting &amp; Annual Parish Council meetings;</li> </ul> <p>Wednesdays: 17<sup>th</sup> July 2024, 18<sup>th</sup> September 2024, 20<sup>th</sup> November 2024, 15<sup>th</sup> January 2025, &amp; 19<sup>th</sup> March 2025. All 7.30pm in the Village Hall.</p>	
<p><i>Meeting closed at 8.10pm</i></p>	
<p>Chairman: .....</p> <p>Date: .....</p>	

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