

ALPHETON PARISH COUNCIL

MINUTES OF ADDITIONAL PARISH COUNCIL MEETING

HELD ON 18TH AUGUST 2020 AT 7PM (REMOTELY BY WAY OF VIDEO CONFERENCING)

1. Apologies: Parish Cllr John Nunn sent his apologies. County Cllr Richard Kemp and District Cllr Elisabeth Malvisi sent their apologies for the meeting.
2. Declarations of Interest: Cllr Rix declared an interest in item 5. He is an adjoining organic farmer and his brother lives next door.
3. To consider and approve the draft Minutes of the meetings on 27 July 2020 and 4 August 2020:
Cllr Rix had emailed the Clerk just prior to the meeting to request an amendment to the 27 July Minutes. It was agreed Clerk will make amendments and Minutes will be put before the PC at the meeting on 6 October 2020.
Minutes of 4 August 2020 – Cllr Jacobs proposed and Cllr Rix seconded that the Minutes were a true and accurate record of the meeting.
4. Public Forum: No members of the public present.
5. Planning:
 - (i) Application DC/20/03232 – The Old Rectory, Old Bury Road, Alpheton, CO10 9BT. Householder application – replacement of internal wiring, repairs to internal walls/ceiling and replacement of doors and windows to the Old Barn.

Cllr Rix declared an interest – see item 2 of the Agenda.

Cllrs had the following discussion:-

- The building principally comprises a late C17th barn with later lean-to additions;
- Last known use of the building was as an artists' studio and domestic storage having previously been used as an artist's studio, however the nature and orientation would suggest its use for the storage of cereals and threshing;
- The applicants are proposing to use the building as a one-man operated mill of organic flour using traditional methods and using locally sourced organic grain; this idea has met with very positive interest from potential local outlets. The applicants have been advised that Planning Permission will not be required for the use of this outbuilding as a grain mill;
- The application states that "The project has been discussed informally with neighbours and the farmers whose land surrounds the property and has met with positive support. It has also been similarly positively discussed with other villagers"; and

Signed.....

Dated.....

- “there will be no appreciable increase in local traffic”; and
- “the motor (housed within the building) that drives the two millstones [is] further contained within its own sound-retardant housing, will create minimal externally audible sound. The barn is additionally shielded from the nearest neighbouring house by a larger barn and by existing mature trees. Any possible sound escape from the building will fall significantly below permitted levels”.

Cllrs on the whole were positive about the application but did have some reservations relating to the potential for the scale of the business to increase beyond the one person operated business as set out in the application, either by the current owner or indeed any subsequent owner, which would bring with it potential for increased traffic flow and possibly noise. If the mill was operated as envisaged in the application there should be minimal impact on traffic movement along Old Bury Road. However, if the envisaged use generates more traffic (eg if the flour is sold from the property; holding of “open days”, milling demonstrations and other events attracting visits by the public) then the applicant should be encouraged to mitigate, somehow, the impact of such additional traffic along Old Bury Road, particularly that part of the road from the Village Hall to the drive leading to the Mill.

It was agreed that Cllr Moore would try to speak with the Applicant prior to the Parish Council submitting their response to the planning department by the deadline of 24 August 2020. Cllr Moore will report back to Cllrs prior to the deadline and provide the Clerk with suitable agreed wording as a response to the application.

6. Cllrs reports:

Cllr Moore reported that he would look through the Babergh 5 year land supply email that the Clerk had forwarded on to Cllrs and report back on any particularly relevant matters to the village, at the next meeting.

7. Date and time of next Parish Council meeting: 6th October 2020 at 7pm

Meeting closed: 7.25pm

Signed.....

Dated.....