

## ALPHETON PARISH COUNCIL

### MINUTES OF THE ADDITIONAL PARISH COUNCIL MEETING HELD AT

### ALPHETON VILLAGE HALL ON 8 JANUARY 2019 AT 7PM

Present: Cllrs: Ken Watkins (Chairman), Richard Barraclough, Trevor Rix, Madeline Gray, Bridget Sumner and Graham Maskell; Parish Clerk Nicola Smith; and one member of the public present.

1. Welcome: Chairman Cllr Watkins welcomed everyone to the meeting.
2. Apologies: Cllr Kemp sent his apologies, he was at another meeting. District Cllr Nunn had confirmed with the Clerk that he was not required to be at the additional meeting for two new planning matters.
3. Present: Present as above.
4. Declarations of interest: Cllr Rix declared an interest in item 6(ii) on the basis that Airfield Barns was near to his property and he was a nearby farmer with disused buildings similar to the "airfield barn" on it.
5. Public Forum:  
 Parishioner who is neighbouring land owner/user to application DC/18/05346 spoke within the public forum as follows:-  
 He had instructed Whymark and Moulton to respond to the planning application on his behalf as the owner of Shimpling Park Farm. He confirmed that the Applicant does not own or have any rights over any part of the former airfield. He had concerns that visitors to the proposed "museum" may assume that they can go and wander over the airfield land, but that is not the case. Indeed if they did this it may cause a health and safety issue to the user of the land and any machinery etc that they are required to use during the course of their business. The family that own the airfield land had done so since 1904 and therefore were a very established user of the land. Their activities such as organic composting on the concrete hardstanding near the proposed site for the 2 new holiday lets and museum is a long term practice. It does cause high levels of odour when it is turned, but this is not a problem currently as it is far enough away from any place where people are residing. He could not imagine that any holiday makers would find it desirable to be subjected to the odour.  
 The parishioner had concerns over land contamination and provided the Parish Council with a copy of a map showing the old radar room (Airfield Barn) and the proximity of 2 x bulk petrol installations each holding 75000 gallons.  
 A further issue was access to and from the holiday lets and the museum, and it was noted by the Parish Council that the Highways Dept also had concerns over access.

Signed.....

Dated.....

With regards to the small museum space, the parishioner queries were noted in the letter from Whymark and Moulton to the BDC Planning Service.

Parishioner then left the meeting, as he felt that the PC may be able to discuss more freely the application if he were not present.

6. Planning:

- (i) Application DC/18/05347 – planning application for conversion and extension of barn to dwelling. Creation of new vehicular access, sewage treatment plant and landscaping. Erection of cartlodge in position of former barn footprint. **Midway Farm Barn, Bury Road, Shimpling, Bury St Edmunds, IP30 0JL.**

Cllrs discussed this planning matter. It was noted that the application stated that Babergh DC has not met its five year land supply. However in July 2018 Babergh had announced that it now could meet and indeed exceed it housing supply for the next 5 years. This point was noted along with the response from Cockfield Parish Council as a consultee. Clerk had clarified with Cockfield PC that a public meeting had not be held to discuss this planning matter, it had not been advertised appropriately on an Agenda and therefore members of the public/parishioners had not been given the opportunity to attend a public meeting to put forward their views. Clerk was asked to request that the planning department dismiss any response from Cockfield PC on this basis. Notwithstanding these observations Alpheton PC concluded that the old barn was falling down and if it were converted to a dwelling that a useful home could be created. As such the PC had no objection to this application.

- (ii) Application DC/18/05346 – planning application – erection of 2 No.2 bedroom holiday lets, parking area, improvements to existing access, installation of sewerage treatment plant and landscaping. Restoration of airfield building and creation of museum room within. **Airfield Barns, Bury Road, Alpheton, Suffolk.**

The following observations were made:-

The current and long term use, if development were permitted, caused concern to Cllrs. If the holiday let business did not succeed in such a remote location would this site ultimately end up on an application for residential homes in the village. The Parish has already had over 5% of new builds with the approval of the Newmans Lodge application, and there was still a decision to be made with regards to Lynwold, which would take new development to over 10% of the number of homes in the parish. The PC had raised the point with BDC that the village is a countryside village and not a

hinterland and as such the level of development being proposed whether it be residential or holiday let is beyond what a countryside village should have imposed on it.

The issue of land contamination also concerned Cllrs and they would like the planning department to ensure rigorous reports are submitted before any planning decision is made.

The museum and the holiday lets are not providing any jobs in the locality. This is clearly set out in the planning documents. Therefore, no local advantage would be gained for parishioners, and instead there was concern about “creeping” development.

No business plan had been submitted in relation to the holiday lets or the museum. It would seem that it would be open every day, but would not have any member of staff there. Who would know the number of visitors, how would their safety be ensured, as the parishioner had stated in the public forum the surrounding airfield land is not owned by the Applicant. What would visitors gain from going to a small museum in a remote location and would they be expecting that they could walk around the airfield site. This then poses concerns about health and safety.

Cllrs also noted the comments made in relation to organic composting from an existing and long standing user of the land next to where the 2 proposed holiday lets and museum would be. Cllrs did not think that a long standing business next to the proposed site of the 2 holidays lets should have to changes its reasonable business practice to accommodate the holiday let and museum business.

In short, all of the concerns set out in Whymark and Moulton’s letter dated 19 December 2018 mirrored the concerns of the Parish Council. Cllr Rix did not take part in any decisions about the PC response, but all other Cllrs unanimously agreed that the Parish Council should submit its objection to this planning matter. In addition, the Clerk was asked to raise with the planning authority the issue of the consultee response from Cockfield Parish Council which had been submitted without an Agenda being advertised and a public meeting taking place. The Clerk at Cockfield PC had confirmed by way of email to the Clerk that a planning sub-committee at Cockfield PC only had considered the matter and without a public meeting had submitted a response. As such their response should be dismissed.

Signed.....

Dated.....

7. Parish Cllrs Report (if any):

Chairman reported that he had looked at the BDC planning website to see if any decision had been made in relation to Lynwold. No determination as of yet. Flood report is now on the website, which gives recommendations. Cllrs discussed the issue of access and asked the Clerk to enquire of the planning officer allocated to this matter as to whether they would attend a meeting with some Cllrs on Old Bury Road so that the Officer could see for themselves how that entrance on to Old Bury Road from the A134 is difficult and can be dangerous with limited views.

8. Date and time of next meeting: 5 February 2019 at 7pm and thereafter 2 April 2019 at 7pm (subject to any additional meetings).

Meeting closed: 8pm

DRAFT

Signed.....

Dated.....