

THORPE MORIEUX PARISH COUNCIL

MINUTES OF THE ADDITIONAL PARISH COUNCIL MEETING

HELD ON 31 JULY 2021 AT 3PM IN THE VILLAGE HALL

Present: Chair Cllr Louisa Pepper, Cllrs John Squirrell, Ashley Simpson, John Gagen, Keith Lee and Garry Russell, together with the Clerk, Nicola Smith. Also present District and County Cllr Robert Lindsay, and eight members of the public.

1. Apologies for absence:
 - i. Cllr Jules O'Brien – see item 2i.
 - ii. Cllrs consented to accept the apologies for absence.
2. Members' Declaration of Interest:
 - i. Disclosure of pecuniary or non-pecuniary interest – Cllr Jules O'Brien declared a pecuniary interest in item 4(i) of the Agenda, and a such decided to sit in the public area of the meeting and not take part in her role as a Cllr at this meeting. This meant that Cllr O'Brien did not take part in any Parish Council decision making or voting;
 - ii. No declarations of gifts of hospitality;
 - iii. No requests for dispensation.
3. Public Forum: 8 members of the public present at the meeting.

The Applicants had emailed the Clerk ahead of the meeting with a “personal statement” to be read out at the meeting. Parish Cllrs had been provided with the “personal statement” prior to the meeting, for them to consider. Chair Cllr Pepper read out the “personal statement” to the meeting as requested by the Applicants.

Clerk reminded public that in accordance with the Parish Councils Standing Orders they would each be permitted with up to 3 minutes to speak, as this would allow everyone present to have their turn to provide their comments and observations to the Parish Council.

Parishioners raised concerns as follows:-

- Why does the Applicant/Agent refer to the current dwelling as lawfully a barn/agricultural building, it is now a dwelling/home? **Clerk clarified that she had raised this with the Planning Officer and in his professional opinion the**

current dwelling, which is subject to a Certificate of Lawfulness, is a residential dwelling under Class C3. It cannot hold dual status as both a dwelling house and an agricultural building, it is a dwelling house.

- Issues of privacy due to the orientation of the proposed new dwelling, particularly looking across to Bull House and the children's bedrooms and bathroom;
- Over development of the site – going from one structure to a proposed three structures;
- 4-bay cartlodge is very large (footprint could be that of a house), and therefore concerns about future development on the site;
- Why does there need to be partial retention of the existing dwelling. They do not intend to farm and therefore the storage void above the cart-lodge should be more than sufficient;
- Current proposal means that there are 2 dwelling houses on the site plus a very large cart-lodge;
- The size and appearance of the new dwelling is too tall. The nearest neighbours are 1.5 stories and not 2 stories in height. However, the existing dwelling which was an agricultural barn is 2 stories in height;
- Concerns about loss the rural nature of Thorpe Green as you drive onto Green Road as these three structures will be one of the first thing you see;
- Concerns about the splays going in and out of the site, as they seem to have been done by the previous owner who doing what he wanted and not in conjunction with the planning department;
- Concerns around wildlife issues as Newsons Farm is near to this site, as it is managed for the wildlife as one of Suffolk Wildlife Trusts private nature reserves and there are a number of protected species on that site including Common Lizards, Great Crested Newts and of particular importance and relevant, Dormice. A recent survey a month ago (and therefore after the ecological assessment done for this planning application) identified a Dormouse nest with 2 adults and a number of young. The nest was found approximately 50m from the corner of the development site;
- Concerns that trees which formed part of a planning condition under previous applications will now be compromised (either in their entirety or their roots) by this application;
- Concerns regarding the change of use of the land in relation to policy CR10 of the Babergh Joint Local Plan document, and other policies such as HS05.

The Chair thanked parishioners for taking the time to come along to the meeting and provide their comments to the Parish Council.

4. Planning:

- (i) Application DC/21/03714 – Chapel Farm Barn, The Green, Thorpe Morieux, IP30 0NZ. Full planning application – erection of 1No dwelling, change of use of agricultural land to residential amenity, erection of detached 4-bay cart lodge and partial demolition of existing dwelling.

The Clerk had spoken to the Planning Officer ahead of the meeting to seek clarification on specific issues which were being raised by email contact from parishioners in order that she could prepare a guidance note for Cllrs to consider.

Cllrs noted the contents of the guidance note. It was noted that SCC Highways as a consultee had commented that there was not sufficient documents addressing the concerns they had over visibility splays. It was noted that Green Road is currently under a SCC Highways led review regarding a change of road classification because it is a very rural compared to Bury Road which runs through the village. This is under reference CR310889, and there had recently been an accident on Green Road. The Parish Council agreed with SCC Highways that the issue of the splays needed more explanation/documentation from the Applicant. However there were also other concerns that the Parish Councillors had about the application which the Clerk had advised the relevant planning policies, particularly in relation to the site being deemed as in the open countryside and the Babergh Local Plan policies and the NPPF policies had been noted.

Clerk had provided comprehensive guidance. PC main concerns were that there were three buildings on the site and concerns that if the original building was not demolished it left it open to it being a second dwelling on the site. Cart lodge too large and again concerns that this could become another dwelling in due course.

It was noted that the site is outside the built up boundary and therefore deemed to be in open countryside. Clerk had provided relevant Babergh Local Plan policies and the NPPF policies in relation to building in the open countryside. Cllrs generally felt that it was an over development of the site, with the proposed new residential dwelling in a position on the site, that overlooked opposite neighbours, and therefore could be placed in a better position on the site.

Cllrs discussed at length, and it was agreed that the Clerk would prepare a response for submission to the planning department along the lines of the guidance given and the concerns raised by the PC.

5. Clerk's Report

- i. To approve additional monies to be spent on wildflower area at Whitethorn Ley. Cllrs present agreed that additional monies needed to be spent at Whitethorn Ley to make good the area where the contractors had been parking etc. Current persons doing the grass cutting had agreed, one lot of additional work at approx. £100, but it was discussed and agreed that further cutting would also be needed before the end of October.
The remainder of the wildflower area was looking very good this year. Cllr Squirrell reported that his Wife had now finished cleaning down the bench and Cllrs commented on how good it looked and the Parish Councils thanked both Cllr Squirrell and his Wife for their hard work they volunteered to keep that area looking well maintained. Thanks was also given the Cllr Lee as each year he helped out with the larger maintenance work at Whitethorn Ley open space and hedges.
- ii. To consider and approve the CIL expenditure form for 2020/21 to be submitted to Babergh DC. Clerk had spoken with the relevant officer and it was agreed that there was some expenditure (chevrons) but they were to come out of the 2021/2022 CIL expenditure, and as such the 2020/2021 reflected that. Clerk and Chair signed the document.

6. Date of next meeting: 2 September 2021 at 8pm in the Village Hall, unless otherwise advertised.

Meeting closed: 4.15pm