



CLAYDON & WHITTON PARISH COUNCIL

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MINUTES

CLAYDON AND WHITTON PARISH COUNCIL PLANNING COMMITTEE

Monday 20th June 2022, 7pm at Claydon and Barham Village Hall

PRESENT: Cllrs C Cutler, S Price, M Reach, S Wells

CHAIRPERSON: Cllr G Cornish

IN ATTENDANCE: C Greenan (clerk), Cllr J Whitehead, Cllr C Studd, Parish Historian G Chapman and five members of the public.

PL-22-06-01. Opening

Cllr Cornish opened the meeting.

PL-22-06-02. Election of Chairperson and Vice-Chairperson for the ensuing year

Cllr Avis was unanimously elected as Chairperson for the ensuing year.

Cllr Cornish was unanimously elected as Vice-Chairperson for the ensuing year.

PL-22-06-03. Public Forum

Two members of the public outlined their objections to the proposed Lorry Park on Paper Mill Lane. They explained that this is a county lane in a residential area and will adversely affect residents. They outlined the existing difficulties with navigating the tight corner into Paper Mill Lane with cars and how much more difficult this would be with a large vehicle involved. They felt that the application form statement of six movements was highly unrealistic given the 45 lorry bays allowed for on the plans. They felt that the Lorry Park was entirely in the wrong position and that there would be more appropriate locations. They highlighted that there was no footpath on Paper Mill Lane for residents to safely travel on foot to facilities in Claydon.

PL-22-06-04. Apologies for Absence

Cllr P Avis apologised due to being away. This absence was accepted.

PL-22-06-05. Declarations of Interest

None.

PL-22-06-06. To receive the minutes of the meeting held 9th May 2022

So signed by the Chair _____ Date _____

The minutes of the meetings were approved and were signed as a correct record. They may be viewed here: <http://www.claydonandbarham.onesuffolk.net/assets/Uploads/Claydon/2022/Minutes-2022/2022-05-09-Planning-Meeting.pdf>

PL-22-06-07. Planning Matters

DC/22/02593

Householder Application – Erection of single storey front extension, one and half storey rear extension, and relocation of existing garage
38 Station Road, Claydon, IP6 0HT

Councillors had no comment on this application.

DC/22/01896

Full Application – Construction of HGV lorry park (45 spaces) with 2no welfare blocks, boundary fence and entrance gates
Land off Paper Mill Lane, Claydon, IP6 0BE

Councillors strongly objected to this proposal.

Councillors are concerned about routes into and around the lorry park. The turning from the roundabout at junction 52 into Paper Mill Lane is very tight and is difficult to navigate with two cars. If this is further complicated with a large vehicle, more accidents are likely in this location. Exiting the junction, with the short distance to the junction for Great Blakenham is also difficult in a car and will be further complicated in a large vehicle. In addition, the risk of lorries missing the turning to the lorry park and continuing on Paper Mill Lane, a very narrow road with a 7.5t limit make this an unsuitable location to build a lorry park. Residents in Paper Mill Lane use the road to walk to facilities in Claydon. The lack of a footpath with the increase in large vehicles makes this an unsuitable location.

The original planning permission for Holdens Timber was for restricted hours of operation due to the disruption this would cause in terms of noise, air and light pollution to nearby residents. Councillors would expect these restricted hours to remain in force as a minimum for any new planning permission. They felt that the reality would be 24/7 lorry movements creating significant disruption to local residents and the neighbouring hotel. The applicant stated on the application form that the hours of opening were not relevant, and they will be very relevant for residents who will suffer the nuisance from frequent heavy vehicle movements.

The application states six movements a day, which is highly unlikely for a lorry park with 45 bays and associated welfare areas. Councillors are very concerned that the quantity of heavy vehicle movements has been significantly underestimated and that the applicant has not considered the impact that these movements will have on residents. Particularly a large quantity of diesel engines in a residential area.

A resident lives directly opposite the proposed entrance to the lorry park and will have lights shining into his bedroom windows at night from lorries exiting the site.

Councillors are very concerned about the impact of light pollution on the environment and on local residents. The current lighting plan does not appear to be sufficient for the amount of lorry bays planned

So signed by the Chair _____ Date _____

(approximately 20% of the site covered) and councillors felt that the amount of lighting would need to be increased if permission is granted and make this application unviable.

Councillors felt that 45 bays for large vehicles was an over-development of the plot and for the location. This would be more suitable for a location without residents and with good access.

Councillors noted that the traffic plan provided by the applicant was out of date and not related to the application submitted.

Councillors also noted that a site visit was offered and would like to be involved if one goes ahead in order to demonstrate the issues raised above.

DC/22/02808

[Householder Application - Erection of a two storey side extension and conversion of garage to provide additional living accommodation.](#)

11 Newell Rise Claydon Ipswich Suffolk IP6 0AQ

Councillors did not oppose this application, but would like to ask that the availability of parking at the end of a cul-de-sac for a four bedroom house be considered in more detail to ensure suitability.

PL-22-06-08. Update on Planning Applications

The decision report was noted and is appended in the minute book.

PL-22-06-09. Claydon Pre-School

Cllr Cornish closed the meeting to allow representatives from Claydon Pre-School to contribute.

Claydon Pre-School explained that there was a possibility that they would be able to access a pot of funding to improve facilities at the Pre-School, particularly for two year olds. Suffolk County Council would like the Pre-School to provide 12 – 16 two year old spaces, so they would like to consider adding onto the modular building.

Currently the Pre-School operates between 8am and 5.30pm for children all year round and closes for two weeks at Christmas.

There are 56 children registered with the Pre-School (there can be 28 children in a session).

They stated that they have the original lease and the planning permission that allows them to provide wraparound care for up to eight year olds, although they have plans to only allow children up to the end of reception year at school (the end of the early years curriculum).

Cllr Cornish opened the meeting again.

Councillors resolved on a Planning Sub-Committee with membership from the Recreation Ground Management Committee, the Parish Council and the Pre-School. They agreed on a full briefing on site at the Pre-School.

So signed by the Chair _____ Date _____

Sub-Committee representatives from the Parish Council are Councillors Cornish, Price and Wells. Cllrs Cornish and Price are also Recreation Ground Management Committee Representatives.

Cllr Cornish clarified that although the Parish Council has questions regarding the Pre-School, the Parish Council is supportive of the Pre-School and its offering to residents.

PL-22-06-10. Items for next meeting

Cllr Wells provided an update from a recent Ipswich Borough Council meeting, at which councillors stated that there was the potential for revenue from house building and sports facilities from land owned in Whitton. This will be on the agenda for the next meeting.

Cllr Cornish noted the proliferation of signs appearing attached to signs and lamp posts in the village. This will be on the agenda for the next meeting.

PL-22-06-11. Date of next meeting

4th July 2022

The meeting closed at 20:00

So signed by the Chair _____ Date _____

DECISION REPORT

DECISION MADE

AWAITING DECISION BY MSDC

DC/21/01457

[Submission of details under Reserved Matters following Outline Approval 0085/17 Town and Country Planning 1990 - Appearance, Scale, Layout and Landscaping for 20No dwellings\(including 7 affordable\).](#)

Land North Of Pesthouse Lane Barham Suffolk

DC/22/01274

[Application for Approval of Reserved Matters following grant of Planning Permission DC/18/00861. Town and Country Planning Order 2015. Submission of Details of Appearance, Scale, Layout and Landscaping for the erection of up to 67No dwellings, public open space and supporting site infrastructure including access.](#)

Land To The East Of Ely Road Claydon Suffolk

DC/22/01623

[Householder Application - Erection of front extension.](#)

Church Hill Barn Thurleston Lane Akenham Ipswich Suffolk IP1 6TQ

DC/22/02055

[Application for Advertisement Consent - Installation of a freestanding remote roadside sign. \(Alternative design to approved DC/21/03419\).](#)

Land At A14 Claydon Suffolk

Charmaine Greenan, 13 June 2022
