

## Minutes of Great Barton Parish Council Planning Meeting Tuesday 30th July 2024

Members present: Councillor Maggie Dunn chaired the meeting with Councillors Elaine Read, Jenny Stone, Peter Fisk and David Clarke, the Clerk was also present.

There was 16 member of the public present.

1. Apologies were received and accepted from Councillor Andy Baker.
2. No declarations of interest were received and there were no requests for dispensation.

### **Great Barton Parish Council has no objections to the following application:**

The Homestead Conyers Green Great Barton Suffolk IP31 2RX	DC/23/1229/HH	detached annexe including rebuilding rebuilding the existing outbuilding
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### **Great Barton Parish Council will support the decision of West Suffolk Council on this planning application.**

The Homestead Conyers Green Great Barton Suffolk IP31 2RX	DC/24/0667/LB	Listed building consent - rebuild and extension of existing outbuilding
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### **Great Barton Parish Council object to this planning application:**

Jubilee Farm Vicarage Farm Lane Great Barton	DC/24/0490/FUL	Change of use from timber yard to farm shop as amended by plans
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Great Barton Parish Council object to planning application DC/24/0490/FUL Jubilee Farm on the following grounds:

It is contrary to all of the policies listed below from the Joint Development Management Policies Document, February 2015:

#### **DM31 – Farm Diversification**

DM 31 e) which states that there would be no significant detriment to the amenity of nearby residents.

DM31 f) states the proposal should have regard to the local road network and associated traffic movement should not compromise highway safety and free flow of traffic.

DM31 g) states that where a retail use is proposed it must be directly related to the farm unit.

#### **DM33 – Re-use or Replacement of Buildings in the Countryside**

DM33 f) states that it will not lead to unacceptable levels or types of traffic or problems of road safety or amenity and will not require highway improvements which will harm the character of rural roads in the area.

#### **DM2 – Creating Places – Development Principles and Local Distinctiveness**

DM2 (v) not adversely affecting the amenities of adjacent areas by reason of noise, smell, vibration, overshadowing, loss of light other pollution, or volume of type of vehicular activity generated; and or

DM2 (vi) residential amenity.

**In summary:**

The Parish Council feel that the increased traffic on Vicarage Farm Lane which is a single-track private road leading to other properties and has no passing places for vehicles or pedestrians would compromise the safety of all users. There will be a severe disruption to neighbours all along the access route and it would also change the character of the Lane which has mainly had agricultural vehicle usage in the past. All of this would severely affect the amenity of nearby residents.

The application includes the element of 'events' but we were unable to ascertain the type or frequency. The applicant did however clarify that he was investigating the possibility of opening a campsite under permitted development for 50 units. We feel this would need to be discussed as a separate issue.

The Parish Council also do not support out of hours events should the farm shop application be successful, the reason being to protect the amenity of the nearby residents.

Maggie Dunn  
Chairman  
Great Barton Parish Council