

MOULTON PARISH COUNCIL
Minutes of the planning held on Monday 11th July 2022.

Councillors present: David Almond (Chairman), Doug James, Jane Horsnell, Tim James, David Clarke, Ryan Bragg, John Derry and Ed Chambers.

Also present: Joanne Kirk (Clerk) and 30 members of the public.

1. Acceptance of apologies for absence

Apologies were received from Mark Price and the reason for absence accepted.

2. Declaration of Interest in items on the agenda and dispensation requests

No councillors declared an interest in any items on the agenda and no dispensation requests were received.

3. Public session

The following questions/comments were made during the public session:

What will the impact of traffic movements be at night?

The applicant, Philip Turner responded as follows:

By adding bedrooms there will be an extra 20 people in the building. It is highly likely that the amount of traffic will be reduced as the guests will be staying overnight. The vast majority of visitors stay and have dinner in the pub, rather than go elsewhere.

One resident raised the following concerns about the integrity of the proposals:

- Parking and overspill onto Bridge St.
- Noise impact particularly late at night. Current levels of noise are tolerated. They don't want it to increase.
- Incorrect boundaries on plans.
- No other properties in the Conservation Area have been allowed to expand outside their footprint.
- Removal of green space and over development of the site in a residential area resulting in overlooking.
- It does nothing to enhance the village.

Philip Turner responded as follows:

He is a resident of Moulton and does not want to do anything that will harm the village. The Packhorse Inn contributes to the local community. They need to invest and make the business sustainable, particularly in the light of the current energy crisis. He has been very upset about the way he has been treated by residents particularly on Facebook. He would be happy to talk to residents if they have concerns. There are lots of things they can do to mitigate the concerns of residents. Possible options could be bonded gravel and the provision of low-level lighting.

Another resident spoke about the following:

- This is a meeting about a planning application, not the benefits of the business to the community. Comments should be linked to material considerations about the application.
- A 2-storey accommodation block next to a bungalow would lead to a loss of privacy and overlooking, both of which are material planning considerations. The accommodation block which looks like a motel is not in keeping with the surrounding area.
- There will be disturbance as a result of the car park, and it will be tight making it difficult to manoeuvre into some of the slots.
- If more events are held, this will generate more parking need. There is already overspill onto Bridge St and occasionally near the Packhorse Bridge. There is a planning consideration relating to harm to a national monument.

A question was asked about the current capacity of the Packhorse Inn. Philip Turner confirmed that it is 60 at any one time and this will remain the same.

Comment - any increase will cause problems with parking in Bridge St. Already the verge is being eroded by cars parking in Bridge St.

Is there anything the Packhorse Inn could do to police residents?

One resident raised concerns about traffic movement with visitors returning late at night to stay at the Packhorse Inn.

One neighbour says the garden is very noisy at night. Philip Turner explained that the garden will be smaller meaning that there will be fewer people in the garden if the plans go ahead. They will also speak to pub users about noise.

One resident spoke about the property that has been bought in Bridge St which will be demolished to make way for the proposed accommodation. It dates back to 1929. Bridge St is a C road not a B road as stated in the application.

One residents objected to the size of the accommodation extension. It is too big for the area.

Could anything be built as an alternative to a two storey accommodation extension? The accommodation will be very close to neighbouring properties and will impact on them.

Philip Turner said that the accommodation may still require a double storey but they are looking at ways to reduce the roof height to be comparable to the neighbouring roofline. The rear access will be pedestrian access and utilities only.

One resident confirmed that there is support in the village for the application.

The main objections are the size of the proposal and the impact on the residential area.

Roger Dicker has spoken to the Case Officer at West Suffolk Council. She is still waiting for comments from Highways and the Conservation Officer before she prepares her report.

4. Planning issues:

- a) **DC/22/1213/FUL - The Packhorse Inn, Bridge St, Moulton - a. single storey extension to west elevation; b. single storey extension to southeast elevation;. c. install external entrance step and internal alterations; d. construction of accommodation wing, with parking and landscaping alterations (following demolition of 11 Tweed Close).**

It was resolved that Moulton Parish Council would submit the following response to West Suffolk Council:

Moulton Parish Council supports the Packhorse Inn and the contribution it makes to the village.

Kitchen extension

Moulton Parish Council has no objections to the kitchen extension.

New public bar

Moulton Parish Council has no objections to the new public bar but would like further consideration to be given to ensuring pedestrians safety as the new exit from the bar comes out into a parking space.

New dining area

Moulton Parish Council has no objections to the dining area, however it is awaiting the Conservation Officer's report and may submit further comments.

Bedroom extension

Moulton Parish Council is sympathetic to the applicant's intentions however it objects to the proposal in its current form for the following reasons:

- Building an accommodation block would result in a change of use to commercial in a residential area.
- Impact on the residential amenity of neighbouring properties. The current design does not comply with DM2 – creating places. A two storey building is too high and will lead to overlooking and overshadowing causing a loss of privacy to neighbouring properties and a density which is inappropriate for a rural village. One storey would be easier to screen and give a more appropriate roof height.
- Parking. There is already overspill onto Bridge Street and the private road leading to Brookside. Bridge Street is a C road not a B road as stated in the application. It has no pavement and the road narrows even further when cars are parked along it.

Moulton Parish Council is concerned about the parking layout and whether the drawings show a realistic representation. There is nowhere to turn round in the current design and it is not safe for cars to have to reverse onto Bridge St. Three cars would be parked in front of an LPG store which is illegal. There are currently no marked parking spaces which means that the parking would not be as shown in the plans.

- Noise. The proposal is for a gravel surface in the car park. This is a noisy surface which would have a negative impact on neighbouring properties. There will also be increased noise from people returning to their cars when they leave the pub. A bonded gravel surface with marked parking spaces would be more appropriate.

As the reports from Suffolk County Council Highways and West Suffolk Council's Conservation Officer are not available yet, it was resolved that the clerk would be given delegated authority to submit additional comments, subject to them being circulated to councillors for checking, once the reports have been made available.

- b) DC/22/1287/HH - 7 Lark Hill, Moulton - a. two storey front extension with integral garage (following demolition of existing garage) b. front porch with pitched roof c. additional window to front elevation d. single storey rear extension e. first floor rear extension f. addition of double doors to rear elevation.**

It was resolved that no objections would be made to this application.

- c) DRAFT Statement of Common Ground from the Sunnica Energy Farm Project Team.**

It was resolved that Moulton Parish Council would respond saying that none of the Council's objections have been answered, there has been no active engagement with the Parish Council, and they do not feel that there is any common ground.

5. West Suffolk Council's streetlight survey.

Moulton Parish Council has completed the survey and has checked all the streetlights it owns in Moulton except streetlight 33 which John Ford agreed to check. A few anomalies have been found which will be fed back to West Suffolk Council.

It was resolved that the Parish Council would request an extra streetlight for Moulton Crossroads and for the existing light there to be left on all night as there have been several accidents at the crossroads recently.

6. Approval of any payments.

It was resolved that the following payments would be approved:

- Suffolk County Council – speed report for Moulton Road (50%) – Highways Act 1980, s274A - **£400.00 + VAT**. County Councillor Andy Drummond has agreed to pay the remaining 50%.
- K Hutchinson & Son – flailing the riverbank - Open Spaces Act 1906, ss9 and 10 - **£468.00**.

7. Any other business for noting or approving at the next meeting on Monday 19th September 2022 at 7.30pm.

The following items are for including on the next agenda:

- Email from David Chenery at Suffolk County Council Highways giving a quote for a new bend warning sign and SLOW road marking on Moulton Road and requesting text from Moulton Parish Council to include in the Speed Limit Report for Moulton Road.
- The request from the Moulton Charity for Moulton Parish Council to take over the running of the charity.

The following items are for noting:

Future meetings.

Moulton Parish Council has agreed the following change to meeting times to fit in with the two Pilates classes which run on Monday nights.

The Parish Council will set up in the Lanwades Room at 6.30 during the changeover between the two Pilates classes. The actual meeting will start at the same time as the second Pilates class which will be 6.40pm.

Councillors and residents attending the Parish Council meeting will access the Lanwades Room via the external door. The outdoor lighting will be switched on to ensure that people can access and leave the room safely.

There being no further business the meeting closed at 9.10pm.

Signed (Chairman) Dated