

MINUTES OF THE EXTRAORDINARY MEETING OF HASKETON PARISH COUNCIL
HELD ON 8th AUGUST 2024

At 6.30 pm in the Victory Hall, Tymmes Place, Hasketon, Suffolk
Draft Final Minutes

Present: Stuart Dack Chairman (SD), Parish Councillors (PCllrs), Iain Whyte (IW) (Vice Chairman), Niki Field (NF), and Steve LECKIE (SL) (Hasketon Parish Clerk).

There were 4 members of the public (MOTP) in attendance.

1. **Welcome:** Chairman SD opened the meeting and welcomed those in attendance.
2. **Apologies for Absence:** Apologies were received from Councillor William HELM, Councillor Ann TURNER and Beccy Batley, which were accepted.
3. **Declaration of Interests:** None declared.
4. **Invitation for Members of the Public to Speak:**

A summary of considerations by the MOP present concerning planning application DC/24/2250/FUL was as follows:

MOP 1

This person felt the development was next to an agricultural field and was an example of simple commercialism. They believed it was a small village with a narrow road at the exit. They had seen several industrial units develop and whilst farmers require access excessive traffic is a danger on the local roads. They moved to the area to enjoy the countryside and objected to the application. They were aware a previous application on a smaller size had been approved. This was an extension to that application, and it was felt the exit was insufficient.

MOP 2

A further person felt there was already sufficient commercial accommodation available locally and this was an unnecessary increase on the original application. The size of the units had also increased. They were sceptical about the possible increase in local employment. The bus service is no longer running in Hasketon and cycling is not considered a genuine substitute. They believed there would be an increase in noise and light pollution. This may have an adverse effect on local wildlife. IW stated the lighting had not been fully explained. Doubling the size of the units would mean doubling the amount of vehicular traffic. They were aware an application had been made previously for 4 units. They had concerns that there was no one on site if an issue arose and whether there would be further development at the site in the future.

MOP 3

A further person spoke to the applicant and was concerned about the alleged 'adults only' option being promoted. It was expressed by the applicant an option they were considering was to encourage group use. This was offered in an email and this increase was to make the site more commercially viable. They expressed concerns over the increase in traffic and whether the site would expand in the future. They queried the label 'luxury' and that there was no one on site to address potential noise or disturbance

5. Planning:

To Consider Planning Application: DC/24/2250/FUL

Proposal: Proposed Siting of 6 Holiday Lodges and Associated Landscaping.

Site address: Redundant Agricultural Buildings at Shimmens Lot, Boulge Road, Hasketon, Suffolk.

Following general conversation –

IW felt there already Air B and B available locally. He felt the entrance was too small emerging onto a 60-mph road with restricted view. He felt this was an overdevelopment. The layout appeared to offer the possibility of future development. If this was a holiday outlet why were children and families being excluded.

SD felt that the application had not demonstrated a need for the business and emphasised there were already 32 units available in the area.

NF stated there had been no road expansion in the area and queried the impact on the sewage system. At present there was no local PH or bus service.

COMMENTS BY HPC

At a meeting of the Hasketon Parish Council on Thursday 8th August 2024 it was felt this application has failed to demonstrate the need for 6 double accommodation lodges which is contrary to Policy SCLP6.5 – *The demand or need for tourist accommodation is clearly demonstrated* – and is in fact excessive and not required. This is a rural area with currently 32 other similar commercial accommodation outlets.

This is situated on National cycle route one and will cause a considerable increase in the volume of traffic on a narrow country lane. The exit to the proposed site is too restrictive creating dangers for both potential clients and local road users. This has not been addressed by the Highways report.

The application is misleading as there is no bus route currently serving Hasketon and no Village amenities.

The site will be unsupervised during its use, and it is believed this will potentially lead to excessive noise and light pollution to adjacent residents.

Therefore, The Hasketon Parish Council objects to this application.

6. Date of Next Meeting and close: 120924 closed 18.58 hrs

Steve LECKIE Hasketon Parish Clerk.

Friday 9th August 2024

Signed:Chairman. Date.....

Steve LECKIE Parish Clerk