

WAKELYNS ISSUES LOG (as at 5 September 2022)

Date	Complainant	Their complaint	Response/Action taken
Sunday 23 January 2022	Lydia Beanland + Emily Beanland, Metfield Lane Farm (via Wakelyns duty phone)	We had left a plastic pallet in our field which was visible from their house.	By the time we went to move the pallet they had already come onto our land and moved it out of their sight.
Undated	From Lydia Beanland reported as a complaint via councillors at the 4 July Liaison Group Meeting.	There is a CCTV security camera which views part of Metfield Lane (and therefore potentially members of the public using Metfield Lane) as well as the entrance to Wakelyns.	As explained to the Liaison Group at its 4 July 2022 meeting, video doorbells and security cameras (from business and residential properties) commonly and entirely lawfully view and film public areas. The cameras at Wakelyns are installed and operated entirely lawfully in accordance with our GDPR policy (which is consistent with ICO requirements), as explained here: https://wakelyns.co.uk/privacy-policy/
Undated	Anonymous. Reported (as a 'rumour') via councillors at the 4 July Liaison Group meeting	A new building has been built 'right on top of [Ann & Martin Wolfe's graves].	As reported to the members of the Liaison Group on 4 July 2022, the building in question was built sometime prior to its known use as a cow shed (around 1976-1979). From 1992, when the Wolfe family bought Wakelyns, it was used as farm storage. In early 2020, its roof (along with others on site) was destroyed by Storm Ciara. Following discussion with the local planning authority we undertook restoration and improvement works to bring it into good and useable condition (including with floor, wall and roof insulation to modern standards) in 2021. In November 2021, we notified the local planning authority (as contemplated by Part 3 class R of the General Permitted Development Order which allows for the change of use of 500 square metres of building in agricultural use), that we were expanding its use now to include things falling within "use class" B1 (or E(g) as it has now become)

			<p>including light industrial (including workshop use) and D2(2) (indoor sports and recreations) including craft and related courses, classes, gatherings, and conversation.</p> <p>The building and its current use are entirely lawful. It was in place long before Ann (2016) and Martin (2019) were buried in the adjacent meadow. We welcome the local planning authority's further consideration of the matter.</p>
Undated	Anonymous. Reported via councillors at the 4 July Liaison Group meeting	There are caravans in the meadow at Wakelyns.	<p>We have always made clear that (like all farmers with more than 5 ha of land) we have 'permitted development' rights across the whole of Wakelyns for siting caravans used for seasonal workers in the context of agriculture and forestry.</p> <p>That is unaffected by the additional grant of planning permission for 6 caravans to be used as permanent, all year round, accommodation for 'rural workers' (as defined in our section 106 agreement).</p> <p>Like other farm and forestry operations across Suffolk and elsewhere, we are reliant on seasonal workers living on site, entirely lawfully.</p>
28 April 2022	Emily Beanland (raised by email but not in the form of a complaint about Wakelyns; reported to be a 'complaint' via councillors at the 4 July Liaison Group Meeting)	A lorry delivering farm supplies to Wakelyns reversed back along Metfield Lane.	An email reply was sent at the time. We did not realise this was a 'complaint' until it was put that way via councillors. We had asked the delivery company not to send a large lorry. The lorry could have turned at the top of Metfield Lane.
15 June 2022	Lydia Beanland (reported as a	An unidentified vehicle turned round in Metfield	As explained to the Liaison Group, there is no reason to think this vehicle was anything to do with Wakelyns. Indeed, it is inherently most unlikely that a vehicle

	complaint via councillors at the 4 July Liaison Group meeting)	Lane using the entrance to Metfield Lane Farm.	<p>coming to Wakelyns would turn round at Metfield Lane Farm, just half-way along Metfield Lane.</p> <p>Given that there is no turning head within the Metfield Lane public highway, any vehicle delivering to Metfield Lane Cottages or to Metfield Lane Farm (or indeed any other vehicle coming up Metfield Lane which is not coming to Wakelyns) either needs to turn at Metfield Lane Farm or on Wakelyns' land at the top of Metfield Lane.</p>
Undated	Reported via councillors at the 4 July Liaison Group meeting	There have been occasions when the Wakelyns duty phone has not been answered.	<p>We will replace the existing phone prior to commencement of development in accordance with the section 106 agreement (which requires the operation of the duty phone).</p> <p>Anyone wishing to raise issues can always do so via info@wakelyns.co.uk (as advertised on our website), which is monitored by at least 2 people.</p>
16 August 2022	Reported via Metfield PC	Music after 11pm on 27 July 2022 "with the knowledge that music should stop at 11 p.m. per the conditions agreed with MSDC"	Noted. Response explained that: Noise monitor is part of the Site Operations and Management Plan - which the Community Liaison Group 'signed off' on - rather than in a planning permission condition (as the complainant had thought). In any event, amplified music after 11pm is specifically allowed for in the Management Plan agreed with MSDC..
16 August 2022	Reported via Metfield PC	Helicopter movements around Wakelyns on 27 July 2022	Occasional helicopter movements do not require planning or other permission. We had short afternoon visits from a small and locally-based 2-seater helicopter for surveying and to take aerial photos on 27 th and 29 th July 2022.
16 August 2022	Reported via Metfield PC	Helicopter movements around Wakelyns on 28 July 2022	Nothing to do with Wakelyns. As it happens, when the pilot was arriving on the 27 th , he had to negotiate his way between two of the massive and very noisy Apache helicopters based at Wattisham which were flying directly over Metfield. Wattisham took delivery of 14 of the next generation AH-64E Apaches back in January (with another 36 due by 2024). So they are doing a lot of pilot training for the next months including, it seems, directly around Metfield. They seem to fly over Wakelyns most

			<p>days at the moment including at night. Whoever it was on the 28th, it was nothing to do with Wakelyns</p>
4 October 2022	Forwarded via Councillor Lavinia Haddingham	<p>“This afternoon I walked my dogs on the footpath that skirts Wakelyn’s boundary. A new building has almost been completed in the meadow amongst the caravans – it is single storey, constructed of timber on block plinths, fully glazed and approx. 3m x 6m. The roof is currently blue plastic which can clearly be seen from Fressingfield Road – I’m assuming it will be tiled. There is another similar building being constructed and possibly more looking at the pile of materials, and amount of activity that could be heard, but not seen. I do not know if these buildings require planning permission – I suspect the argument will</p>	<p>We are pleased to have the opportunity to reassure the person who emailed Councillor Haddingham.</p> <p>These are not new 'buildings' – they are ‘mobile homes’ entirely in accordance with the 'mobile home' specification in our s106 agreement. As it happens, the Council consulted on the s106 agreement (even though that was not actually required).</p> <p>There is no restriction on the exterior look/finish for the mobile homes. As it happens, the exterior is feather edge timber and entirely in accordance with the local agricultural vernacular.</p> <p>The roof of the one mentioned in the email will be slate grey corrugated metal which is entirely consistent with the local agricultural vernacular.</p> <p>Planning permission is indeed required for the use of land in this way. We have that planning permission.</p> <p>These mobile homes will be used for accommodation for rural workers as defined and permitted by our planning permission and s106 agreement.</p> <p>As for the second issue mentioned, the implication of a new building is erroneous. We have restored an existing (50+ year old) agricultural building (a former cow shed) and changed its use entirely in accordance with Class R, as notified to the LPA at the time.</p>

		<p>be that as they don't have full foundations they don't – but there were cables running to them similar to those seen for the pods. As these new buildings are being constructed within the caravan area I would hazard a guess that they might be used for accommodation. The previous “workshop” constructed without planning permission definitely looks like its being used as a living area from a distance.</p> <p>My concern is that this is the beginning of the development creep that the local objectors were concerned about – but I'm not sure if it is relevant for the liaison meeting, or needs to be raised with the planning department separately.”</p>	<p>It is now used in accordance with the Class R notification for light industrial (workshop) and indoor sports and recreations including craft and related courses/classes/gatherings.</p> <p>Overall, the person who wrote to Councillor Haddingham can be reassured that everything is permitted by and in accordance with our planning permission and the requirements of the General Permitted Development Order. There is nothing which needs referring to the Council. That said, the Council's Enforcement Officer is, of course, always welcome to visit.</p>
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