

**REYDON PARISH COUNCIL
PLANNING COMMITTEE REPORT
JANUARY 2022**

1. Planning Applications

a. DC/21/5464/AME Non Material Amendment to DC/21/1020/FUL - Single storey front and side extensions - Adjusting south elevation | 22 The Crescents
Proposed that the PC **recommends approval**.

b. DC/21/5411/FUL Proposed side and rear extension, additional parking space | 2 Hill Road (NB expiry 10 Jan)
Proposed that the PC **recommends approval**.

c. AP/21/0079/ENF | Appeal against | Land At Wangford Road / Reydon Lane
Reydon Suffolk

The appeal is against enforcement action by the LPA against the Southwold Flower company. There are three issues:

- i. The building erected is not in compliance with the permitted design in that it is clad in black steel boards rather than wooden ones and some of the fenestration is different from the approved drawings. However, in our view, the result has no impact of the visual amenity or any other aspect of the development.
- ii. The required landscaping (principally screening planting to reduce the impact of the building) has not been completed. The appeal includes a commitment to do this.
- iii. The appeal also asks for permanent permission for “ancillary” retailing. When this was applied for as a covid measure, the PC recommended approval but only for the duration of covid restrictions. The flower company now wants this permanently which would be a breach of the normal rules of the Local Plan and the AONB. That said, it is low scale, low key and clearly compatible with a horticultural enterprise which is entirely acceptable.

It is proposed that the PC responds as follows:

Reydon Parish Council regards breaches of planning permission as unacceptable but recognises that the building now exists and supports a welcome local enterprise. Our comments on the three issues raised by the appeal are:

1. The appellant should have sought agreement from the LPA to the changes in cladding material and fenestration. However these do not impact on the visual amenity or any other aspect of the development.
2. There is no excuse for the failure to implement the landscaping requirement but we note that the appellant is now committed to doing so.
3. Retailing, whether ancillary or not, should not normally be allowed in the AONB. However, buying flowers and related products from where they are grown constitutes an activity closely related to what is permitted, in this case horticulture. The retail operation is modest and generates limited traffic and little other disturbance to the amenity and tranquility of the countryside.

Taking these facts into account, the **Parish Council reluctantly supports the appeal** despite the issue of principle about compliance with what is permitted. In relation to the first two issues, we are content with the building as built which should now be given approval. We ask that a speedy and enforceable timetable is set for the landscaping. In relation to the continued retailing, we would ask that strict conditions are set requiring that it can only be for flowers and related items and that a limit is set on the number of cars allowed on the site at any one time.

d. DC/21/5636/FUL Single Storey Rear Extension, Replacement Dormers, Porch and Cladding. 2 Bridge Road, Reydon, Southwold, Suffolk, IP18 6RR

Proposed that the PC **recommends approval**

e. DC/21/5706/ARM Reserved matters and compliance with conditions relating to a planning permission (Appeal Ref APP/X3540/W/21/32666229) for a single detached two storey dwelling with a detached double garage, store and associated grounds, utilising the existing site access, together with an amended site plan. Land Adjacent To 1 Hall Cottages, Wangford Road, Reydon, Suffolk

Proposed that the PC **recommends approval**

f. SUFFOLK COUNTY COUNCIL Planning Ref: W/13/2919/VOC
Proposal: Variation of Condition of permission W/13/2919 - Condition 2 -"Mineral extraction shall cease by the 31st December 2021 and the site shall be restored by 31st December 2022". An additional 15 months are sought to allow quarrying operations at Wangford to be completed and a consequential postponement of the completion of restoration works until 31 March 2024. Location: Wangford Quarry Hill Road Wangford NR34 8AR

The deadline for responses required the Planning Committee to submit its comments immediately after its meeting. These were as follows:

The Planning Committee of Reydon Parish Council has considered this application today. Whilst we are aware that quarrying in the AONB should only be permitted in exceptional circumstances, we have to accept that the quarry is currently in operation and that it is a source of local employment and serves mainly local customers.

We are aware that there is still stone available within the existing quarry site and that the intention is to continue to use the existing plant and access at the quarry so in these respects nothing will change. We are also aware that Breedon intend to continue with aspects of the restoration, including creating some of the permissive footpaths, during the period requested for continued working.

Taking all this into account, on balance, we **recommend approval**.

g. DC/21/5741/FUL: Proposed commercial units, Land Off , Fountain Way, Reydon, Suffolk, IP18 6SZ

Proposed that the PC **recommends approval**

h. DC/22/0044/TPO: TPO 368 (T2) 1 x Oak - Crown lift to proposed point, as per photo. Reason: to remove overhang from garden structure, 5 Heathlands, St Georges Lane, Reydon, Southwold, Suffolk, IP18 6RW

Proposed that the PC **recommends approval**

i. DC/21/5771/FUL: Construction of rear dormer extension, The Harbourage, Fairfield Road, Reydon, IP18 6QR

Proposed that the PC **recommends approval**

2. Consultation: ESC Walking and Cycling Strategy.

Cllr Cracknell has responded on-line to this consultation. It appears, however, that it may be too late for any new proposals to gain funding. However, Cllr Cracknell will explore this further – for example to see if, related to the St Felix housing proposals, a new cycle route could be developed along the Halesworth Road, with a contribution from the developer and ESC.

3. Consultation Response to Hill Residential re St Felix Housing Proposal

This has been circulated separately.

Philip O'Hear, Jan 2022