



BLYTHBURGH with BULCAMP & HINTON PARISH COUNCIL

Minutes of Special Parish Council Meeting Thursday 25th July 2013

Present: Cllr D Tytler (Chair), Cllr J Blakesley, Cllr A DeThabrew, Cllr D Gifkins, Cllr A Mackley, Cllr R Orr-Ewing, Cllr C Waller, J Boggis (Clerk).

Open Forum (9 Parishioners present)

A Parishioner spoke about planning applications C13/0418, C13/1208 and C13/1210.

C13/0418. The Parishioner reported they had no issue with the planned building work but felt that Hazel Lane was not capable of handling the increased traffic flows and the junction of Hazel Lane to the A12 was dangerous.

C13/1208. The Parishioner made a number of points listed below;

- The proposed improvement to the access from Hazel Lane by providing a 20m visibility splay does not address the fundamental problems of the narrowness of Hazel Lane
- The access to Hazel Lane from the A12 is poor in terms of visibility and the potential danger of turning car and caravan units on to and off from an unrestricted section of the A12.
- The status of the current site came into question. Is it legal? If so under the Core Strategy DM18, an increase of 5 to 10 touring caravans, a doubling in size, is a substantial increase and therefore not permitted. If the site is illegal then it has to be regarded as a new site which is prohibited in the AONB and under DM 17.

- The amenities required on the caravan site were discussed. It was pointed out that currently the water supply to the site is currently by 'gift' of their neighbour. There was some discussion about the current sewerage system and whether it had the appropriate approvals. These both need addressing.

C13/1210 - The Parishioner made a number of points listed below;

- Did the applicant qualify as a Gypsy / Traveller as defined under section 3.60 of the Core Strategy
- Under site specific criteria for gypsy / traveller sites, it states "No industrial, retail, commercial or commercial storage activities will take place...". This is in direct conflict with running a commercial caravan site.
- The location of the site was considered and again it does not align with SCDC planning policy, e.g. not being located close to amenities.
- There was a question raised about the level of design for the site. It is on the edge of the AONB and in a very visible location. As this section of the application was retrospective does it align to the required standard set by SCDC planning rules?
- The likelihood of flooding was discussed as the neighbour to the site pointed out they could no longer get flood damage on their building insurance.

The Neighbour to Pine Lodge Caravans reported that they indeed could not get flood protection added to their buildings insurance.

A Question was raised about a third planning application associated with Pine Lodge Caravans and it was pointed out this had been withdrawn.

Parish Council Meeting

13/51. Agree the Agenda

Agreed

13/52. To receive Members' declarations of interest on any matters on the agenda

None raised

13/53. To note and agree apologies for absence

All Cllrs present

13/54. To receive any planning decisions

Application No.	Location	Proposal	SCDC Decision
C13/0867	Mill End, Dunwich Road, Blythburgh	Pitched roof dormer window on rear	GRANTED

13/55. To consider any planning applications received by 25th July 2013 and determine the Councils attitude to them.

Appl No.	Date Appl rec'd	Location	Proposal
C12/0195	n/a	Lavender House, Wenhaston	Installation of wind turbine

This application was discussed as it was raised during the open forum of the 8th July Parish Council meeting. The Chair of the Planning Advisory Group highlighted that this application was approved 8 to 1 by Wenhaston Parish Council prior to a legal challenge and that the person who spoke in the open forum was actually a resident of Thorington, a surprise to the resident themselves. He then took the Council through the planning application and discussed some of the issues;

- The Parish Council were asked to discuss this application at the previous Parish Council meeting although not on the consultee list.

- The visual impact was discussed and it was concluded that this would be minor.

The impacts on health were discussed;

- Flicker. Information searches by the Parish Council showed that if you are 10 times the diameter of the blades away from the turbine then the flicker impact is not measurable.

- Audible Sound. The closest resident in Blythburgh Parish is 800m away

- Infra Sound. This is something that is not heard but felt. Again a search for information on this topic suggested that wind turbines do not generate infra sound.

After some discussion about the above and any outstanding points raised by the parishioner the Parish Council agreed they had no objection to the application.

Proposal – Clerk to express Parish Council view to SCDC of no objection

Agreed

Appl No.	Date Appl rec'd	Location	Proposal
C13/1208	04/07/2013	Pine Lodge Caravans, Hazel Lane, Thorington	Improvements to existing access to existing caravan and camping site and expansion to 10 holiday caravans
C13/1210	04/07/2013	Pine Lodge Caravans, Hazel Lane, Thorington	Change of land use to gypsy / traveller use and conversion of day room unauthorised through planning system

The Chair of the Planning Advisory Group stated they would consider these applications together and that the areas covered by the Parishioner during the open forum had covered most of the areas of concern. He then went on to discuss the points already raised plus others which are listed below;

Ref No. C13/1208

- The Parish Council noted that this site has been the subject of repeated rejected applications for development from 1988 to 2010 and has been served enforcement notices. It is clear that the current use of the site does not have full planning approval (it is unclear the exact status of the site).

- The proposed improvement to the access from Hazel Lane by providing a 20m visibility splay does not address the fundamental problems of the narrowness of Hazel Lane

- The access to Hazel Lane from the A12 is poor in terms of visibility and the potential danger of turning car and caravan units on to and off from an unrestricted section of the A12.

- The status of the current site came into question. Is it legal? If so under the Core Strategy DM18, an increase of 5 to 10 touring caravans, a doubling in size, is a substantial increase and therefore not permitted. If the site is illegal then it has to be regarded as a new site which is prohibited in the AONB and under DM 17.

- The amenities required on the caravan site were discussed. It was pointed out that currently the water supply to the site is currently by ‘gift’ of their neighbour. There was some discussion about the current sewerage system and whether it had the appropriate approvals. These both need addressing.

Ref No. C13/1210

- The Parish Council viewed this application as seeking to regularise the use of residential accommodation on the site by designating it for gypsy / traveller use. This was considered inappropriate use of gypsy / traveller regulations.
 - The Parish Council questions whether the applicant qualifies under section 3.60 of the Core Strategy
 - Under site specific criteria for gypsy / traveller sites, it states “No industrial, retail, commercial or commercial storage activities will take place...”. This is in direct conflict with running a commercial caravan site.
 - There was concern raised that approval for residence separately from consideration of the caravan site would create a perpetual right for residence on the site.
 - The location of the site was considered and again it does not align with SCDC planning policy, e.g. not being located close to amenities.
 - There was a question raised about the level of design for the site. It is on the edge of the AONB and in a very visible location. As this section of the application was retrospective does it align to the required standard set by SCDC planning rules?
 - The likelihood of flooding was discussed as the neighbour to the site pointed out they could no longer get flood damage on their building insurance.

The Councillors discussed the point made and decide to object to both planning applications based on the points raised above.

Proposal – Clerk to express Parish Council view to SCDC of objection to both applications
Agreed

Appl No.	Date Appl rec'd	Location	Proposal
C13/0418	11/07/2013	Land opposite Red House Farm, Hazel Lane, Thorington	Construction of 12 No Dwellings for holiday letting. Plus extend existing road and provide fishing lake

The Chair of the Planning Advisory Group took the Council through the planning application and discussed some of the issues;

- The proposed improvement to the access from Hazel Lane does not address the fundamental problems of the narrowness of Hazel Lane. This will exacerbate a dangerous situation in the light of the proposed expansion of Pine Lodge caravans, C13/1208.
- The access to Hazel Lane from the A12 is poor in terms of visibility. The potential danger of turning cars on to and off from an unrestricted section of the A12 was considered to be significant.
- The question of demand for such holiday location was discussed, especially as this is located just outside the AONB.
- Although the proposed dwellings are not visible from the A12 the design is reminiscent of a small housing estate, not a holiday destination.
- The application does not mention accommodation for an on-site manager, the employment opportunities are stated to be zero and there is no indication of proposed opening times.
- The environmental and ecological impacts of the development have not been adequately considered. It is know that the scheduled protected species, the Stone Curlew, has nested at the site. A full impact is required.

The Councillors discussed the point made and decided to object to this planning application based on the points raised above.

Proposal – Clerk to express Parish Council view to SCDC of objection to this application
Agreed

13/56. To discuss Letter to Highways Agency regarding Mill Farm.

The Chair proposed postponing discussion as the Clerk had only distributed the letter the previous day. The Chair of the Planning Advisory Group thought that the letter should be discussed to prevent any further delay.

There followed a discussion about the right of vehicular access along the Bridleway and the steps taken so far. It was pointed out that this was a Highways Agency issue and the Parish Council had no powers in this area. The conclusion of the discussion was the letter should be sent.

Proposal – Clerk to send letter to Highways Agency.

Agreed

13/57. To discuss Neighbourhood Plans

There was a general discussion about Neighbourhood planning, its impacts and who best to try join up with if forming a wider Neighbourhood.

Proposal – Clerk and Chair to put together an overview document of what was required and who should be involved

Agreed

Proposal – Clerk to contact Darsham and Yoxford Parish Councils to see if they were discussing Neighbourhood plans and would be interested in meeting with Blythburgh Parish Council

Agreed

13/58. PAYE

The Clerk reported to the Parish Council the operation of Real Time Information. The first point raised was although the Clerk was paid quarterly an input is required every month and a penalty notice had been received from HMRC. The letter pointed out there were no penalties applied during 2013-14. The second point was that the wrong tax code had been used and therefore the Clerk had not paid enough tax. This will be resolved by HMRC at year end.

13/59. To discuss any other matters the Chair will allow.

A Cllr raised the issue of the Latitude Festival traffic. He reported that the change in day parking arrangement had a significant detrimental effect on traffic flows throughout the weekend. He wanted this reported to the relevant authorities.

Proposal – Clerk to contact relevant groups stating issue with Traffic

Agreed

Meeting closed at 8.50pm