



PLANNING ADVISORY PANEL - UPDATE SHEET

28 April 2020

SOUTH AREA

Item 1 – DC/20/0616/FUL – Demolition of side wings and conversion of barn to a dwelling, erection of associated cartlodge, lifting of concrete apron and associated landscaping, at Seventeen Acres Barn, East Lane, Bawdsey, Suffolk

Agents Comments

Since the report was drafted, the agents have submitted an email with the attached document (Appendix 1). The email states:

“Further to your email of the 9th April – I note your comments in terms of landscape impact, which led me to look at the LVIA on the Council’s website - it appears the PDF file on the Planning System is corrupted, as the Visual Analysis table is missing on page 18.

I have attached the correct version to this email for information.

In order to allow the application to go before the referral panel, we are happy for there to be an extension of time to the end of April.

You mentioned that we could make additional comments for the panels consideration.

We would simply point to the judgement from the Court of Appeal in Cornwall Council v Corbett [2020] EWCA Civ 508 in terms of DM13 and other matters.”

Coastal Partnership East Comments:

“Flood risk is commented on by the Environment Agency and not CPE.

Based upon information in the Shoreline Management Plan and EA flood risk maps, my opinion is that the flood risk to the property under current defence management policy is low.

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However, looking to the medium (after 2025) to long (after 2055) term the approach to managing the Hollesley bay frontage is likely to change and may lead to acceptance of a realigned coast.

It is not possible at this time for CPE to predict when and how the approach may change or what, if any, effect it will have on flood risk to that site.

This future risk and uncertainty will therefore need to be accepted by the developer.

I hope this helps.”