



NORTH PLANNING COMMITTEE - UPDATE SHEET

11 June 2019

Item 3 -DC/19/0920/COU - Use of land for the stationing of static holiday caravans and associated works at Broadland Sands Holiday Park, Coast Road, Corton, Lowestoft, NR32 5LG for Park Holidays UL LTD

4.7 Third Party Representations: One letter has been received raising the following issues:

- Make an observation on proposed Condition 2 and the report “Seasonal and Holiday Occupancy Conditions” submitted as part of the original application. The National Caravan Council states that caravans Manufactured to BS EN 1647 are not suitable for use between the 1st December until the end of February. However caravans are produced to BS EN 3632 that are suitable for holiday use in the winter. A condition that specifies the BS Standard for the caravan to conform so that it can be used for the extended season. The control measure to prevent residential use is not fit for purpose.

Item 4 – DC/19/0061/FUL – Demolish redundant agricultural building and build two No residential dwellings. Also, to convert and extend the existing brick building to create three no dwellings in total. Spexhall Hall, Hall Road, Spexhall, Halesworth, IP19 0RR for Mr Tim Sheldon

4.11 Ward Member (Cllr Cackett): makes the following comments:

The applicant for this application has reviewed the requests from the previous Planning Committee and consequently reduced the number of properties in the application, changed the layout and enlarged the garden areas. It would appear to me that the design as also been made more sympathetic to the surroundings.

The applicant has already obtained permitted development for three dwellings and in order to have a good mix of dwellings is looking for an additional 3 units which would give the following 1 x 2 bed, 3 x 3 bed and 2 x 4 bed.

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DX: 41400 Woodbridge

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ
DX: 41220 Lowestoft

Spexhall Hall is not a working farm and has no land save the land the house and barns are on and a field at the rear. It is in close proximity to two other properties. It is a brown field site and the barns are in a derelict condition.

There have been no objections to the proposals for the additional properties to this site as you can see from the officer's report. The applicant appears to have done all that was required by the committee and more to meet with the council's approval. In fact the Parish Council is supporting the need for more housing in the area with the only request that any development traffic comes via Grub lane due to the poor approach in the other direction through Hall Road.

The site is well shielded and in fact cannot be seen from the village approach.

In the new local plan there is a requirement for rural housing of 10%. This would go some way to achieving this requirement, and the property is within walking distance of the Village Hall and Church, and via the bridle way to the local public house.

The local plan states that Spexhall boundary is at Grub lane, however the village community is in fact where the village hall and parish church are situated so the boundary issues, in my view do not apply.

8.14 to include the following:

The second part of Policy WLP8.7 allows development in or adjacent to a settlement in the countryside where there is demonstrable support for the development. However as mentioned in paragraphs 8.13 and 8.14 above the buildings in the vicinity of the site do not constitute a settlement and therefore it is considered that the proposal is also contrary to the second part of Policy WLP8.7.