

REYDON PARISH COUNCIL

PLANNING REPORT, JULY 2023

1. Applications

a. DC/23/2344/E: Bridge Marshes, Mights Road, Reydon: Electricity Company Consultation - Proposal on behalf of Eastern Power Networks (EPN) to improve and reinforce the existing local electricity network at Bridge Marshes, Reydon, Southwold to facilitate the installation of a new single pole and replace the existing 'D' poles on a like for like basis to support and maintain the existing overhead line.

PC to Recommend Approval

b. DC/23/0686/VLA: Saint Felix School , Halesworth Road, Reydon, Suffolk, Variation of Legal Agreement of DC/22/0462/ARM - Approval of Reserved Matters of DC/15/3288/OUT - Outline application to enable improvements to Saint Felix School to include residential development, public open space and associated infrastructure on the former playing field at Saint Felix School. Appearance, landscaping, layout and scale, pursuant to outline permission DC/15/3288/OUT for the development of 55 dwellings.

This is a revised application following Sport England response objecting to the delay in work to create replacement playing fields. This element has now been withdrawn but the application still seeks to delay works on changing rooms etc.

As the deadline preceded the PC meeting, the Chair of Planning submitted the following response:

We have the following comments on the revision to proposed changes to the application from Hill Residential for changes to the S106 agreement for the development of 55 houses at St Felix School.

1. We ask that the LPA ensures that all the variations are agreed by St Felix who, as the owners, will have responsibility for the ongoing commitments.
2. We believe that the planning application for the changing rooms has now lapsed. Should not a new application be required?
3. We continue to believe that the original requirements for construction of the changing rooms to be completed prior to the development of the housing should remain. We ask for rejection of the part of the application which seeks to vary this so that both proceed in parallel.
4. The Parish Council, as representative of the local community, should be consulted regarding the proposed £5,000 contribution to support the local sport provision along with ESC/Sport England.
5. We have not seen any proposals/ draft agreement for Community Use. This is crucial and its detail and the commitment of St Felix to its provision must be firmly established by the LPA which should include the Parish Council in the process.
6. St Felix is responsible for footpaths, etc, therefore it is essential to establish their agreement with these variations.
7. There are already established and significant open green spaces and footpaths. We have long argued that newly created green spaces and footpaths are not required in the CWS

which will harm valuable habitats, therefore, faster delivery is not relevant. It is unrealistic to think that homeowners will confine themselves to only using the newly created footpaths and open green spaces.

8. In addition, we note that work has taken place recently installing cabling and infrastructure which does not constitute site clearance which we were assured by the developer would be the only work taking place. The digger remains on site.

PC to endorse the submitted response (above).

2. Update on Previous Application

- a. DC/23/1938/PNH: New dwelling in garden of 8, Three Marsh Lane. This application (about which the PC expressed some concerns, including the inappropriate form of application and the lack of adequate garden) has been withdrawn.

3. August Applications

As there is no PC meeting planned for August, **the PC is asked to authorise the Planning Group to Submit Comments on any applications as appropriate.**

Philip O'Hear, Chair of Planning, July 2023