

**REYDON PARISH COUNCIL
PLANNING WORKING GROUP
REPORT DECEMBER 2023**

1. Applications

- **DC/23/4219/FUL:** To divide site into two and build a new two-bedroom bungalow, 14 Windsor Road, Reydon, Suffolk, IP18 6PQ.
This application creates an acceptable new bungalow at the back of the plot of No14, using an existing access onto Wangford Road and with parking for two cars. However, No14 is a semi-detached house off the turning point in Windsor Road with a small triangular front garden which would become the only off-street parking available to the existing property able to accommodate only one car. SCC have recommended refusal of this application due to the inadequacy of off-street parking for No14.
PC to recommend refusal due to inadequate off-street parking for the existing house.

- **DC/23/4490/FUL:** Single storey side extension to kitchen, 3 Winston Road, Reydon, Southwold, Suffolk, IP18 6RA
This proposes a small side extension which extends slightly beyond the current bungalow into the large back garden and to the side boundary of the site mainly adjacent to the garage of the neighbouring property. It creates a quite large kitchen diner in No3. Although the extension blocks off vehicle access to the back garden, there is adequate space for off street parking in the front garden.
PC to recommend approval.

2. Green Lane Social Housing Proposal

The Group met to consider a proposed layout sent by the agents for Northland Reydon who have developed this scheme for 25 properties for social rent adjacent to their earlier development at Barbrook Green. We have drafted the following response to the agent:

Dear Leslie,

As you know, the Reydon PC Planning Group looked at the new plans for Green Lane last week.

We are, on balance, in favour of a new development of social rented housing such as the Green Lane scheme. This is in light of the fact that the affordable rented accommodation in both the St Felix and Copperwheat scheme will be let at so-called affordable rents whereas there is a real need among local people for access to housing at social rent levels.

However, we have some reservations and queries about the scheme as set out in the layout plan you have sent. These are:

1. *What is the justification for the proposed one-bed properties, in particular the flats? Does this meet proven housing need? If so, could we see the evidence?*
2. *We feel the scheme extends too far back into the field, which is open countryside in the AONB. We see that this is partly due to the provision of open space and the attenuation pond. However, if the open space were at the back of the scheme, there would be less building on green land. Could this be considered?*
3. *We note that both access roads terminate at the rear boundary of the project (as does that of Barbrook Green). This suggests a future intention of further extending the boundary of the settlement which is not something we would support.*

We would like the full Parish Council to meet you and consider the scheme, hearing your responses to these concerns. Our next meeting is on 18 January at 7.30 and we would like you to attend then if possible.

Best wishes etc

The PC is asked to agree this response and the invitation to Northland Reydon to attend the PC on January 18th.

Philip O'Hear, Chair of Planning