

**REYDON PARISH COUNCIL
PLANNING WORKING GROUP
REPORT FEBRUARY 2024**

1. Applications

- a. **DC/24/0256/FUL** – Siting of a food and drinks concession formed from converted agricultural silo to serve guests at campsite, together with siting of a covered seating area; Broadside Park Farm, Lowestoft Road, Reydon, Southwold, Suffolk
This application re-uses disused facilities from the farm for provision for campers. The facilities are quite hidden within the farm complex and do not intrude into the open areas of the site.
PC to recommend approval.
- b. **DC/24/0431/FUL** – Small single storey extension and areas of cladding; 40 Kingfisher Crescent, Reydon, Southwold, IP18 6XL
This is a very small extension, incorporating and extending the existing porch into the house to allow other internal modifications to create more useable spaces inside. The cladding is proposed to “lift” the external appearance.
PC to recommend approval
- c. **DC/24/0561/TPO:** Oak Tree Reduction. Small oak tree approximately 6 metres high. Located in the back garden. Large cavity in the main trunk. Would like to reduce the tree by approximately 1 metre to reduce wind sail, 27 Old School Drive, Reydon, Southwold, Suffolk, IP18 6JZ
PC to recommend approval
- d. **DC/24/0429/VOC:** Variation of conditions 2 and 3 of DC/23/4490/FUL (Single storey side extension to kitchen) - For the proposed elevations to be changed as per the revised plans, 3 Winston Road, Reydon, Southwold, Suffolk, IP18 6RA
The PC recommended approval of the original application. This modification replaces a pitched roof on the extension with a flat roof, which will reduce mass and any impact on neighbours.
PC to recommend approval
- e. **DC/24/0465/FUL:** Change of use of agricultural barn to Petting Barn including cladding southern side of barn, Glamping At, Broadside Park Farm, Lowestoft Road, Reydon, Southwold Suffolk?
This involves modification of an existing open barn to accommodate farm animals and up to 30 people at a time to view and pet them. It is a proposed visitor attraction for the campsite (and day visitors) and will use the existing campsite parking. It does not create any new building or alter the appearance of the farm from the road or surrounding countryside.
PC to recommend approval.

2. Outcome of Retrospective Application

DC/23/2454/FUL Doreen's Cottage: The retrospective application for the extension at 3, Bridge Road was considered by the East Suffolk Planning Committee on Tuesday 13 Feb, following a site visit by members of the Committee earlier that day. The key issue is that the extension as built did not accord to the original planning permission in that the first floor extends much further beyond the adjoining property than was permitted. Speakers from the public included the applicant and their architect, the neighbour, the Chair of our PC Planning Group and Cllr Beavan – the last three all objecting. After some debate, the members unanimously rejected the application, overturning the recommendation from the Planning Officer. Their decision was based on the overbearing appearance of the first floor extension and the loss of light caused to No 2.

In due course, we will see whether the applicant appeals this decision and when East Suffolk are able to take appropriate enforcement action.

Subsequently a Decision Notice was incorrectly issued stating approval of the application. Officers have confirmed to all interested parties that this was an error and that the Committee's Decision should stand. However, it is not straightforward to withdraw a statutory Decision Notice once issued. We hope to have further information on how ESC propose to correct the error to report at the PC meeting.

Philip O'Hear, Chair of Planning.