

Bramfield and Thorington Parish Council

**An Extra-Ordinary Meeting of the Parish Council was held in the Village Hall,
Bramfield on Monday, August 8th 2022 at 7pm.**

Minutes:

Present:

Cllr. D. Hughes (Chairman); Cllr. A. Rozkalns (Vice-Chairman); Cllr. M. Bond, Cllr. A. Niven and Cllr. A. Thomas:

Also Present:

Paul Widdowson (Clerk):

1) **Apologies:**

Councillors accepted the apologies from Cllr. F. Ryder and Cllr. W. Shoote:

County Cllr. R. Smith and District Cllr. N. Brooks:

2) **To receive Declarations of Interest:**

There were no Declarations of Interest.

3) **Requests for dispensations:**

There were no Requests for Dispensation.

4) **Planning Matters: To discuss and agree the following planning matters:**

Proposal: Construction of 1no. new detached bungalow and single associated garage.

Address: Nepenthe, Thorington Road, Bramfield, Halesworth, Suffolk. IP19 9JD

Ref: DC/22/2631/FUL

The Parish Council has no objection to this planning application.

Proposer: Cllr. M. Bond:

Seconder: Cllr. A. Thomas:

Proposal: Creation of a camping/caravanning site for 24 pitches for touring tents and caravans plus reception/office/wc/shower and washup building.

Address: Holly Tree Farm, Low Road, Bramfield, Suffolk. IP19 9JQ

Ref: DC/22/2657/FUL

The Parish Council refused this planning application.

The grounds for the refusal of this application for a 24 pitch camping and caravan park plus associated buildings are based on the following points:

- 1) **Conservation issues:** The proposed site is close to the village conservation area and next door to Holly Tree Farmhouse which is itself a

Grade II listed building. Attention is drawn to the Bramfield Conservation Appraisal written by East Suffolk Council and in particular to Section 13, paragraph 2 where emphasis is placed on the retention of the character of the wider landscape around the historic buildings. Paragraph 4 and 5 also looks at inappropriate new developments and the impact on the village. We believe that this potential site will detract from what is a quiet and peaceful rural location in terms of physical characteristics, noise and light pollution. The water course at the bottom of the development has recorded the presence of endangered species such as otter and barn owls to name but two. Changing the nature of this area could cause damage to a precious resource.



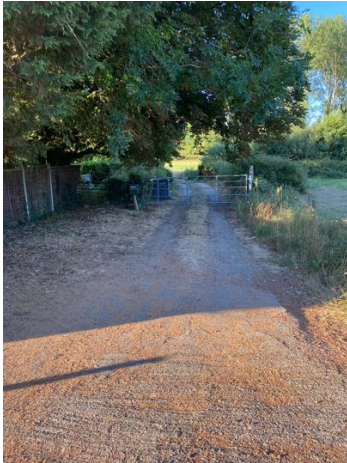
Holly Tree Farmhouse

- 2) **Highway issues:** The Low Road is essentially a single-track lane that is bendy with very few passing points. Bramfield Meats when granted their initial permission to operate close to the junction of the A144 could only do so if their large vehicles entered and exited by the A144 and not from the Wenhaston direction. Access into the Low Road from the A144 is already difficult for the large vehicles who must use both sides of the A144 to enter and exit and to use the whole of the start of the Low Road. This we believe would cause similar issues for caravan users whose units can be up to 30 feet long. Two such vehicles coming from opposite directions would have no places to pass one another. Statistical evidence from the village VAS machine also indicates that the speed of vehicles passing this junction is the highest when compared to all other sites.



Images showing the narrow nature of the Low Road towards the A144 and the blind bend in the direction of Wenhaston straight after Holly Tree Farmhouse

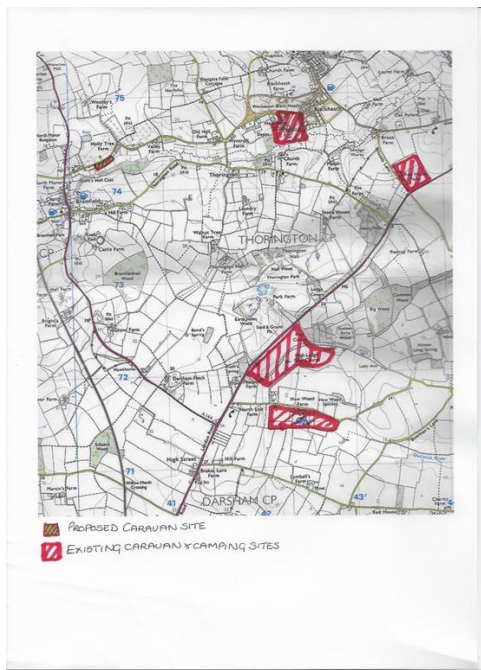
- 3) **Entering and exiting the site:** We believe that there will be an issue with the entrance and exit from the proposed site. Many modern caravans and motorhomes as mentioned above can be of considerable size. We believe that there is insufficient space particularly for exiting on to the Low Road without a considerable length of the hedge screening being removed.



Proposed entrance and exit, the first image is by the entrance to Scott Hall Cottage and the second close to Holly Tree Farmhouse



- 4) **Insufficient detail:** The plans submitted give no indication of the size of the pitches being created, nor the total size of the site. The Caravan Club states that the minimum size of their pitches is six metres by six metres. This allows for each pitch to have one car, the caravan and an awning whilst allowing the necessary distance between each pitch for fire regulations. These statistics are not available within the plans. There is also mention of lodges, with no details available.
- 5) **Waste disposal:** There is no mention of waste disposal from the site. The numbers of pitches would need appropriate facilities for its removal. The removal of waste is causing issues in the locality already with Halesworth Sewerage plant unable to take any more waste from private water treatment units. Sewerage currently must be taken some distance from the area for treatment.
- 6) **Overdevelopment:** This is yet another potential caravan and camping site within a two-kilometre radius of Bramfield and Thorington. Haw Wood and Hinton are to the south, and the large Heathside Holiday site in Wenhaston. There is the old quarry site in Wenhaston that has also applied for similar planning permission. We believe that any employment would be of a low pay grade type i.e.: cleaning, ground maintenance etc. that would do little for the people of the village. Public transport is almost non-existent to the village and therefore the site would be difficult to access.



Proposer: Cllr. A. Niven:

Seconded: Cllr. A. Rozkals:

5) **Jubilee Field:**

There was no report.

6) **Clerk's Report and Correspondence including Donations:**

The Clerk reported that he had received a Countryside Voices Magazine. He also said that he had received the Annual Internal Audit Report and SALC Report.

7) **Payments and Receipts:**

Internet Banking

Annual Internal Audit

£193-20

Proposer: Cllr. M. Bond:

Seconded: Cllr. D. Hughes:

The Meeting ended at 7-55pm