

KESSINGLAND PARISH COUNCIL



Minutes of the
Planning & Highways Committee
At 10.00am on
Wednesday 24th January 2024
held in the Council Chamber, Marram Green

Members present: Councillors C. Carter, M. Dunne (Chair), N. Glendinning, I. Graham, A. Green, & L. Truman

Other Cllrs in attendance: Cllr. M.Ladd

Others present: Wayne Saunders (Suffolk Highways)

Clerk to the Meeting: N. Coleby (Clerk), S. Hogg (Deputy Clerk), D. Blowers (Admin & Committee Clerk)

189. Chair's welcome

The Chair welcomed everyone to the meeting and explained the meeting protocol.

190. Apologies for absence

Apologies for absence were received from Cllr Saunders. Cllr Dunne proposed acceptance of the apology, this was seconded by Cllr Truman with all in favour.

191. Declarations of Interest

There were no Declarations of Disclosable Pecuniary, Other Registerable and Non-Registerable Interests from councillors on items on the Agenda and although there are no written requests for dispensations for Disclosable Pecuniary Interests nor dispensations granted, an ongoing request for dispensation have been received from Cllr Green in respect of his role as district councillor and for Cllr Truman in respect of her roles within Kessingland Help in Need & Kessingland CofE Primary Academy.

192. Minutes of the previous meeting

Cllr Graham proposed that the minutes of Planning and Highways Committee meeting held on 10th January 2024 be adopted as an accurate record of the meeting, this was seconded by Cllr Dunne with all in favour.

193. Public participation on Planning Applications.

None.

194. Planning Applications to be considered

194.1 DC/23/4813/FUL | Re-site proposed dwelling as approved (DC/22/0182/FUL - granted 16/06/2022) and retrospective approval for siting of cabin and shepherds hut. | The Willows 7 Holly Grange Road Kessingland Lowestoft Suffolk NR33 7RR

Councillors discussed this application and there were several concerns raise.

The application was submitted by the applicant and their agent. This application has several related applications and a history with how things have progressed on site. The original application had been recommended for refusal by the parish council on the basis that the bungalow on site was not inhabitable and that two identical dwellings on the same site raised concerns about the use of property. It was felt that the exterior of the cabins was not in keeping with the street scene and that due to the climate emergency it was not environmentally economic to demolish. However, East Suffolk approved the application but placed conditions which noted that the existing dwelling should be demolished prior to the new cabins being erected and no division of the plot would be allowed. Shortly thereafter a new application was received which added a second floor to part of the cabins as well as a second entrance to the site. Again, the parish council recommended refusal and especially due to the nature of the second entrance being off a grass lane which was an environmental habitat and wildlife corridor. Prior to going to East Suffolk the second access was removed from the application. East Suffolk approved the application, however it ruled that the second entrance should not be reinstated as it should be closed off. However, the officers allowed for subdivision of the site. In summer 2023 the planning enforcement team were made aware of issues on site. One cabin had been constructed but without the condition that the bungalow be demolished prior to this being carried out. Access from the green lane was ongoing and the green lane had been damaged causing serious health and safety concerns regarding the condition of the lane. Photographic evidence had been submitted to East Suffolk planning enforcement team. The council is not aware of what action East Suffolk took however the neighbours reported that the situation did not change. The parish councils attention was drawn to non-permanent timber buildings being sold from the site on social media.

After reviewing the history on site and the fact that all of the planning applications had been done with the same agents involvement, the council were concerned that this was a retroactive application as it would be difficult to claim that the non-compliance and changes to the application were done in ignorance. The council noted that the bungalow was still on site and had been inhabited throughout this planning process and other conditions from the previous two applications had not been complied with. It was also noted that the location of the cabin and shepherd hut were not as noted on the application and that the application stated that these were for personal use. It was raised that both the cabin and shepherds hut (in this application) had been advertised on social media as holiday lets. The applicants and their agent's previous applications and subsequent non-adherence to planning conditions indicate a total disregard to the planning process and therefore the committee were disinclined to be in favour of this application.

Cllr Truman proposed that the council recommend that this application is refused and would like this objection brought before the referral panel on the grounds that the application contravenes with the planning permission that was given for the original application and the contravention of conditions now bring the application to a condition where it wouldn't have been approved in the first instance. This was seconded by Cllr Dunne with all in favour.

Cllr Green left the meeting at 10.30am when matters relating to East Suffolk Council were raised.

195. To receive East Suffolk Council (ESC) responses to Planning Applications.

195.1 DC/23/4422/FUL | Creation of four no. new parking spaces on land adjacent to No. 2, Smith Crescent | 2 Smith Crescent Kessingland Lowestoft Suffolk NR33 7TZ

It was noted that this application was refused as per KPC recommendation.

196. Public Consultations

None

197. Other Planning Matters

197.1 To consider any updates on the Peregrine Way matter.

Councillors discussed this matter and it was noted that a letter had been sent to the land owner but as yet no response had been received. The committee discussed action that could be taken moving forward and it was felt that as a lot of time had lapse and still no action had been taken, it would be worth sending an official letter from a solicitor. Cllr Truman proposed that a letter should be drawn up and sent to the landowner to request that council takes ownership of the land so that it can be returned to it original use, that being of a public green open space. Costings for this letter will be investigated and taken to the Finance and Governance Committee for approval and then to Full Council. This was seconded by Cllr Graham with all in favour.

Cllr Ladd and Wayne Saunders joined the meeting at 10.45am.

198. Highways matters not pertaining to SCC Highways Dept.

198.1 The committee discussed how to increase traffic parking enforcement activities in Kessingland when discussing the appendix.

199. Highways matters

199.1 Ongoing matters – Update on Appendix 1.

199.2 This matter was discussed during discussion of the appendix.

199.3 The Clerk informed the committee that the Church Road/Wash Lane drainage work had been put on hold at present as funding for the works is currently not available until 2025 due to ongoing and increased flooding across the county.

199.4 The council requested that they are notified when matters like dropped curbs and other issues are actioned in the village which have not be reported at the highways meeting. Highways advised that when a dropped curb is required a license has to be applied for with the licensing team who then grant permission. He will find out from the team if it would be possible for council to be notified when these are actioned but the committee realises that due to GDPR this may not be possible.

199.5 Concerns were raised that individuals are driving over curbs and double yellow lines to access their properties for various reasons and this seems to be a growing issue in the village. The committee were notified by Highways that actually this is not an offense and that residents were within their rights to gain access to their properties as long as the vehicle is then parked on their land and not obstructing the footpaths or any public green space. But, driving over a double yellow line and parking on a public grass verge is an enforceable action. Highways are going to find out what can be done about this and report back to council.

The Highways section of this meeting ended at 11.55am and Wayne and Cllr Ladd left the meeting. The committee was granted a ten-minute comfort break and then would

return to discuss item 197.1 as the planning section of this meeting overran into the highways section.

Cllr Dunne proposed that standing orders be suspended until 1pm as the meeting had gone over two hours. This was seconded by Cllr Graham with all in favour.

200. Date of next meeting.

It was noted that the date for the next meeting is 10am Wednesday 7th February 2024. *Please note that the meeting will be cancelled if there are no applications to be considered).*

201. Items for the next agenda

It was noted that due to the frequency of Planning Committee meetings, items for the next agenda need to be received by the Friday immediately following this meeting (with the exception of planning applications).

202. Exclusion of the Press & Public

None

203. Close of meeting.

Meeting closed at 12.30pm.

High Street	High Street - London Road - Cycle Lane Safety	The public consultation on Cycling and pedestrian routes will be publicized on KPC Facebook pages and website in due course.	KPC	Ongoing
London Road	Traffic Survey/Road calming plan	This item is on hold as it may be affected by a current planning application. It was felt that up to date costings would not be worth obtaining until the outcome of this application has been determined.	Highways /KPC /ESC Planning	Ongoing
Griffith Close	Flooding	It was noted that this area had been cleared and will be removed from this appendix.	KPC	Complete
Footpaths in Kessingland	Overgrowth	It was reported that the uneven paths on Francis Road have been looked at by Cllr Ladd and Wayne but aren't deemed to be in such a condition that they require action. Cllr Truman noted that there were pathways in the village that had overgrowth that were currently being treated.	Highways	Ongoing
Lloyds Avenue/ Marram Green	Footpaths	Highways informed the committee that these paths are due to have slurry seal and the job has been scheduled with the new contractor.	Highways	Ongoing
Lloyds Avenue Alleyways	Street lighting	Highways advised that KPC could contact East Suffolk and request that the lights are changed to LED, they will then instruct Highways to change them.	KPC	Ongoing

Belisha Beacon	High Street	It was noted that this could be requested however evidence of pedestrian injury or near call would be required. This could be gained from residents or Crashmat (which holds data from the last 5 years on incidents reported to the police. There was a concern raised about parking on the yellow lines in the High Street in particular. It was advised that inconsiderate parking can be reported to the police using 101 along with the registration and it can also be reported to East Suffolk Council who are the enforcement body and if there are trends for illegal parking they can send out a traffic enforcement officer in order to ticket the offenders. It was suggested that the council could include in the Kessingland survey the matter of a belisha beacon to give an indication of views as to whether residents' would like a beacon in the village.	KPC	Ongoing
TRO's	Various	It was noted that the issue of TRO's and where residents would like to see them are in the Kessingland survey. Moving forward plans for the TRO's will be reviewed once the outcome of the proposed development has been determined.	KPC	Ongoing
Community Self Help	Kessingland	It was noted that the application for the funding has been processed and a course would need to be attended by some of the litterpickers before any equipment was issued.	KPC	Ongoing
Kipling close	Keep Clear marking	It was noted that the hatching area that had installed in the wrong part of Kipling Close has been scheduled.	Highways	Ongoing
Lloyds Ave	Overgrown tree	It was noted that Cllr Ladd had visited a property in Lloyds Ave where a tree in public space is encroaching a residents garden but the tree is not on highway land so the resident who raised the concern was advised that they could remove the branches that were overhanging themselves.	Cllr Ladd/KPC	Complete