

**Minutes of the Extraordinary Meeting of  
YOXFORD PARISH COUNCIL**

held on  
**August 15<sup>th</sup> 2024**  
at **7pm**  
**Yoxford Village Hall**

1. Attendance and apologies.

**Attendees:**

Cllr. David Childs  
Cllr. Janet Gardner  
Cllr. Laura Greenberg  
Cllr. Anna Noakes  
Cllr. Deborah Thompson  
Cllr. David Tower  
Cllr. Hazel Wheeler

**Apologies accepted for absence:**

Cllr. Nicol McCallum  
Cllr. Ian Patterson  
Cllr. John Walford

**In attendance:**

Trudy Charles - Clerk/RFO  
16 members of the public

2. To receive declarations of interest and to consider requests for dispensations: none

3. Planning.

a) To consider the following outline planning application:

**Reconsultation**

**Planning reference:** DC/23/4864/OUT

**Proposal:** An Outline Planning Application for tourism development at Cockfield Hall Estate. The application, which includes detailed proposals for the matter of access, (with all other matters to be reserved for future determination), is for the erection of up to 37 cottages/farmsteads (comprising up to 200 beds).

**Address:** Cockfield Hall, Station Road, Yoxford, Saxmundham, Suffolk IP17 3ET

**Consultation letter expiry date:** 21st August 2024

- i. Council's submission (which comprised of nine concerns) of January 22<sup>nd</sup> 2024 was reviewed.
- ii. It was proposed by Cllr. Tower and seconded by Cllr. Greenberg that the first eight concerns had not been addressed by the applicant's re-submitted application and that these concerns should stand. All present voted in favour.
- iii. The revised submission can be read at Appendix A.

**ACTION: Clerk to collate and submit Council's comments to East Suffolk Council.**

b) To consider the following planning application:

**Reconsultation**

**Planning reference:** DC/23/4867/FUL

**Proposal:** Full detailed planning application for the creation of two water bodies as part of a larger Landscape masterplan, to hold water within the landscape including the creation of reed bed and wetland habitat. The lakes will provide recreational use and mooring points, associated with the wider tourism development. A new pedestrian bridge will retain the existing public right of way.

**Address:** Cockfield Hall Estate, Station Road, Yoxford, Saxmundham, Suffolk IP17 3ET

**Consultation letter expiry date:** 21st August 2024

- i. Council's submission (which comprised of five concerns) of January 22<sup>nd</sup> 2024 was reviewed.
- ii. It was noted that, in its letter of 20<sup>th</sup> May 2024, the Environment Agency did not withdraw the objections it raised in its original letter of 7<sup>th</sup> February 2024. Yoxford Parish Council believes this to be significant and influential.

- iii. It was proposed by Cllr. Childs and seconded by Cllr. Thompson that none of Council's original concerns had been addressed by the applicant's re-submitted application and that all five concerns should stand. All present voted in favour.
- iv. The revised submission can be read at Appendix B.

**ACTION: Clerk to collate and submit Council's comments to East Suffolk Council.**

- c) To consider the following outline application:

**Planning reference:** DC/24/2664/OUT

**Proposal:** Outline Application (All Matters Reserved) - for the demolition of an existing bungalow with associated outbuildings and the erection of two dwellings, including new access and cart lodge (all matters reserved except access).

**Site address:** The Bungalow, Westleton Road, Yoxford, Saxmundham, Suffolk IP17 3LD

**Consultation letter expiry date:** 23<sup>rd</sup> August 2024

- i. The application was discussed.
- ii. No concerns were raised.
- iii. Cllr. Wheeler proposed that the application be supported. Cllr. Tower seconded this proposal and all present voted in favour.

**ACTION: Clerk to submit Council's comments to East Suffolk Council.**

- d) To consider the following application:

**Planning reference:** DC/24/2488/TCA

**Proposal:** 1no. Beech (marked on plan) - Overall crown reduction by up to 4 metres  
1no. Holly (marked on plan) - Overall crown reduction by up to 4 metres

**Site address:** 1 Church Lane, Yoxford, Saxmundham, Suffolk, IP17 3ES

**Consultation letter expiry date:** 28 August 2024

- i. The application was discussed and no concerns were raised.
- ii. Cllr. Greenberg proposed and Cllr. Wheeler seconded that the application be supported. All present voted in favour.

**ACTION: Clerk to submit Council's comments to East Suffolk Council.**

The meeting closed at 8.30pm

Trudy Charles

Parish Clerk

7<sup>th</sup> August 2024

## **Appendix A:** Consultee Submission by Yoxford Parish Council: DC/23/4864/OUT

The following submission was first discussed and agreed at the Extraordinary Meeting of Yoxford Parish Council on 22<sup>nd</sup> January 2024. **It was then reviewed at the Extraordinary meeting of 15<sup>th</sup> August 2024**

An Outline Planning Application for tourism development at Cockfield Hall Estate. The application, which includes detailed proposals for the matter of access, (with all other matters to be reserved for future determination), is for the erection of up to 37 cottages/farmsteads (comprising up to 200 beds).

**Planning Application Address:** Cockfield Hall Station Road Yoxford Saxmundham Suffolk IP17 3ET

**Ref. No:** DC/23/4864/OUT

### **Consultee Comments:**

During the Extraordinary meeting of 15<sup>th</sup> August 22<sup>nd</sup> 2024, discussion occurred about each of the nine concerns which had been raised first at the meeting of 22<sup>nd</sup> January 2024. All but one of the original concerns raised by Yoxford Parish Council remain as such. It is the Parish Council's view that its concerns have not been addressed in the re-submitted application and so are presented here for consideration by the Planning Committee at East Suffolk Council:

Yoxford Parish Council wishes it to be noted that the three individual planning applications currently in consultation stage (DC/23/4866/FUL, DC/23/4867/FUL and DC/23/4864/OUT) should be considered as a whole rather than in isolation, for they are inextricably linked and inseparable from both each other and every subsequent planning application in the Cockfield Hall 'Masterplan'.

Eight concerns were raised with regard this re-submitted application and it is asked that the Planning Committee investigates these further, with a view, where appropriate, to impose relevant and suitable planning conditions:

1. Parking for the holiday accommodation: no numbers are given in the application other than guidance from Suffolk County Council. With up to 200 beds in up to 37 properties, along with a 50 bed hotel (if this happens), at full residential capacity, the number of vehicles on site could be in the region 100-200. This estimate does not include visiting trade/business.
2. There are environmental concerns regarding the impact or traffic/vehicular movement around the area. There is no information about how vehicle numbers can be minimised, no environmental policy with, for example, the provision of electric powered vehicles. Significant and meaningful measures are required. What measures are proposed to mitigate these issues?
3. Furthermore, the population of Yoxford, however transient, could increase by almost 100%.
4. Following the building of other holiday accommodation on the Sibton Park/Wilderness estate (in the parish of Sibton), significant light and noise pollution impacts properties in the parish of Yoxford. Yoxford Parish Council has no evidence that this is managed effectively or sensitively.
5. A 9pm outdoor curfew (stated by the Estate Manager at the Extraordinary Parish Council Meeting of January 22<sup>nd</sup> 2024) seems to contradict an 11pm one for other accommodation on the estate. Council is also interested how any such curfew is enforced/managed?
6. It is noted that huge numbers of saplings are proposed as woodland planting/screening. However, saplings with say, 1-2 feet growth per year may take up to 10-20 years to form any kind of effective screen. It is important that all holiday accommodation is screened fully by a combination of sapling and mature vegetation at time of the completion of construction so that local residents' property maintains privacy and any impact of sound and light is minimised. In addition, the accommodation which is close to Little Street/The Lane is on a higher elevation and plans appear to show no screening at all.
7. Arrangements for the provision of sewerage requires greater scrutiny, as the existing infrastructure in the village is antiquated. The re-submitted plans provide unclear information about the use of private sewers for approximately 50% of the accommodation and so the Parish Council's concerns remain.

8. The application proposes that the public footpath, which runs through the estate, is cut across by a new route for vehicular access. This poses a risk to public safety and so, as it stands, is not something that Yoxford Parish Council is able to support. The Parish Council recognises that a balance must be struck between pedestrian and vehicular responsibility for careful use of the area but wishes it to be noted that its concern stands.

Draft

**Appendix B: Consultee Submission by Yoxford Parish Council: DC/23/4867/FUL**

The following submission was first discussed and agreed at the Extraordinary Meeting of Yoxford Parish Council on 22<sup>nd</sup> January 2024. **It was then reviewed at the Extraordinary meeting of 15<sup>th</sup> August 2024**

Proposal: Full detailed planning application for the creation of two water bodies as part of a larger Landscape masterplan, to hold water within the landscape including the creation of reed bed and wetland habitat. The lakes will provide recreational use and mooring points, associated with the wider tourism development. A new pedestrian bridge will retain the existing public right of way. Case Officer: Iain Robertson

**Planning Application Address:** Cockfield Hall Estate Station Road Yoxford Saxmundham Suffolk IP17 3ET

**Ref. No.:** DC/23/4867/FUL

**Consultee Comments:**

During the Extraordinary meeting of 15<sup>th</sup> August 22<sup>nd</sup> 2024, discussion occurred about each of the five concerns which had been raised first at the meeting of 22<sup>nd</sup> January 2024. All of the original concerns raised by Yoxford Parish Council remain as such. It is the Parish Council's view that its concerns have not been addressed in the re-submitted application and so are presented here for consideration by the Planning Committee at East Suffolk Council:

Yoxford Parish Council wishes it to be noted that the three individual planning applications currently in consultation stage (DC/23/4866/FUL, DC/23/4867/FUL and DC/23/4864/OUT) should be seen as a whole rather than in isolation, for they are inextricably linked and inseparable from both each other and every subsequent planning application in the Cockfield Hall 'Masterplan'.

During discussion, it was noted that in its letter of 20<sup>th</sup> May 2024, the Environment Agency had not withdrawn the objections it raised in its original letter of 7<sup>th</sup> February 2024. Yoxford Parish Council believes this to be significant and influential.

It is Council's view that, the following concerns have not been addressed in the re-submitted application and it asks that East Suffolk Council's Planning Committee investigates these further with a view, where appropriate, to impose relevant and suitable planning conditions:

1. The proposed bodies of water are significant in size and the potential impact of weather extremes such as drought has not been addressed.
2. How will the lake be managed? For example, will there be deliberate movement of water between lakes?
3. It is not clear that the assessments/modelling reports/surveys etc, provided within the re-submitted application, have taken into account the likely and potential future effects of climate change, as witnessed for example, in the 2023-4 multiple floods experienced in the village.
4. What effect will the lakes have on the availability of water elsewhere, eg in ponds, especially in hot, dry summers?
5. There needs to be independent assessment/scrutiny of the Cockfield Hall Estate's own reports/surveys/modelling to ensure accuracy and so avoiding the estate 'marking its own homework'.