

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

held on
September 26th 2024
at **7pm**
Yoxford Village Hall

1. Attendance and apologies.

Attendees:

Cllr. Janet Gardner
Cllr. Ian Patterson (Vice Chair)
Cllr. Angela Roper
Cllr. John Walford
Cllr. Hazel Wheeler

Apologies accepted for absence:

Cllr. David Childs
Cllr. Laura Greenberg
Cllr. Nicol McCallum
Cllr. Deborah Thompson
Cllr. David Tower

In attendance:

Trudy Charles - Clerk/RFO
2 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:

Planning reference: DC/24/2468/FUL

Proposal: A full application for the conversion of Cockfield Hall to a hotel (C1 use), to include partial rebuild of existing buildings alongside the sensitive extension of the Main Hall, and removal of ancillary structures in the immediate setting. Full details of car parking required to support the hotel use are included.

Site address: Cockfield Hall, Station Road, Yoxford, Saxmundham, Suffolk IP17 3ET

Consultation letter expiry date: 30 September 2024

- i. In Cllr. Tower's absence, Cllr. Patterson chaired the meeting. He summarised the application and invited members of the public to contribute.
- ii. Cllr. Roper shared observations: the number of car parking spaces and queried why 195 were required; the development would be good for the village; will bring employment opportunities, increase tourism as well as being good for the building itself; with the main entrance on the Darsham side of the village, this may mitigate disturbance and the potential for noise pollution with the NW wing being nearest to the High St. She also noted that other than access to the spa and restaurant, there were no facilities that would be available to the public. Nonetheless, the hotel could have a positive impact and help to counter the effect of Sizewell C.
- iii. Cllr. Walford shared observations: by agreeing, this may provide a negotiating point with the landowner. He cited historic arrangements with previous landowners who had, as an example, contributed to the aesthetic appearance of the village with window boxes and the like.
- iv. A member of the public asked how light and noise pollution might be mitigated. Cllr. Gardner shared that the landowner's other estate, Wilderness had a 11pm curfew for external events and so this may be the case at Cockfield Hall.
- v. Further discussions were had regarding the demolition part of the project, the hotel's potential use as a wedding venue and the landowner's obligation to maintain and safeguard public access/rights of way.
- vi. Discussions concluded with a proposal from Cllr. Patterson that the application be supported with requests that noise, light levels are mitigated as sensitive consideration for the village and that further scrutiny is given to the car park's size. Cllr. Walford seconded this proposal and all present voted in favour.

ACTION: Clerk to submit Council's comments via ESC's Planning Portal.

b) To consider the following planning application:

Planning reference: DC/24/2469/LBC

Proposal: ed Building Consent - Conversion of Cockfield Hall to a hotel (C1 use), to include partial rebuild of existing buildings alongside the sensitive extension of the Main Hall, and removal of ancillary structures in the immediate setting.

Site address: Cockfield Hall, Station Road, Yoxford, Saxmundham, Suffolk IP17 3ET

Consultation letter expiry date: 30 September 2024

- i. Cllr. Patterson summarised that from the application, it was his view that careful and well-informed restoration was planned and that, on this basis, he proposed that the application be supported. Cllr. Walford seconded this proposal and all present voted in favour.

ACTION: Clerk to submit Council's comments via ESC's Planning Portal.

c) To consider the following planning application:

Planning reference: DC/24/3341/TCA

Proposal: 1no. Sycamore (marked on plan) - Fell

Site address: Satis Coach House, Station Road, Yoxford, Saxmundham, Suffolk IP17 3EX

Consultation letter expiry date: 9 October 2024

- i. Cllr. Patterson summarised the application and asked for any comments. There were none and so he proposed that the application be supported. Cllr. Wheeler seconded this and all present voted in favour.

ACTION: Clerk to submit Council's comments via ESC's Planning Portal.

The meeting closed at 7.20pm

Trudy Charles

Parish Clerk

1st October 2024