

WESTLETON PARISH COUNCIL

PLANNING, HOUSING & INFRASTRUCTURE COMMITTEE

The unapproved minutes of a **Meeting of the Planning, Housing, and Infrastructure Committee** held on **Monday 3 August 2026** at 19:00 in the Foyer of Westleton Village Hall.

Richard Green
Clerk to Westleton Parish Council

MINUTES

P26/1 Attendance and apologies for absence

In attendance

Cllr Alexander
Cllr Johnson (Chair)
Cllr Turner
Cllr Watson
Cllr Webber

Absent

Cllr Fisher

Also present

Clerk, Richard Green

P26/2 Declaration of interests

None.

P26/3 Public forum

No members of the public were present.

P26/4 Planning

(a) The following planning applications were discussed and responses agreed as indicated:

DC/26/1120/VOC	
Consulted by:	East Suffolk District Council
Planning ref.:	DC/26/1120/VOC
Details:	Variation of Condition Nos. 1, 3, 8 & 19 of DC/23/3455/VOC - Variation of Condition No 2 of DC/20/3142/FUL - Redevelopment of golf course and vacant paddock land for the siting of 170 lodges, 3 tree houses, new Facilities Building, Maintenance and Housekeeping Building, car parking and associated highway works - Reduce the size of the Central Facilities Building - 1. Drawings and documents - 3. Occupancy - 8. Ecology - 19. Main Facilities Building
Site:	High Lodge Leisure, Darsham Road, Hinton, Blythburgh
Link:	https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TCCT1GQX06O00
Response deadline:	12 August 2026
Discussion and response:	Cllr Johnson noted that this application was given approval in principle in 2021, but as holiday accommodation. Cllr Turner noted that, while he agrees with all of the concerns raised by Suffolk County Council (SCC), there are points that have not been picked up on, and that the documents contain a raft of discrepancies, suggesting an overall lack of detail. Cllr Turner's specific concerns include: - substantial increase in parking spaces since the original applications in 2020 and 2023, and increased provision for motorcycle parking - no evidence of additional facilities, such as medical facilities, given the large number of workers that the site is being expected to accommodate - no mention of how workers will access leisure and hospitality facilities, such as pubs and restaurants, outside of the Sizewell C (SZC) context. He proposed that it be stipulated that the A12, B1122, and Sizewell Link Road are used as the primary access routes instead of local roads, noting that any SZC blue-badged vehicles must use designated routes, and further noting that SZC has said that it aims to scale back the number of such vehicles. Cllr Watson commented that there will also be a substantial construction phase at the site, which will put strain on the junction to the site onto the A12. He suggested the provision of a footpath to the site to encourage walking/cycling to the Northern Park and Ride and railway station. It was also commented that the SZC buses serving the Pakefield accommodation site could make a stop at High Lodge Leisure.

In summary, it was **agreed by all** to submit an 'object' response to this application, citing the concerns raised by SCC as the basis, with the additional concerns raised by Cllr Turner and Cllr Watson. The response will also make reference to the submissions by neighbouring parishes.
The Clerk will draft and circulate a response for input before submission.

DC/26/1986/FUL	
Consulted by:	East Suffolk District Council
Planning ref.:	DC/26/1986/FUL
Details:	RECONSULTATION - Ground Floor Rear/Side Extension, New Render to External Walls and new doors and windows
Site:	Lymballs Farm, Lymballs Lane, Westleton, IP17 3QH
Link:	https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TFSQOVQXJ1Y00
Response deadline:	18 August 2026
Discussion and response:	It was agreed by all to continue with a 'no objection' response.

DC/26/2546/FUL	
Consulted by:	East Suffolk District Council
Planning ref.:	DC/26/2546/FUL
Details:	To demolish rear conservatory and build a single-story flat roof extension with external staircase to roof terrace; insert one roof light to the front roof slope; insert dormer window to existing double garage.
Site:	4 Studio Close, Westleton, Saxmundham, Suffolk, IP17 3BJ
Link:	https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TIB58XQX06O00
Response deadline:	19 August 2026
Discussion and response:	Cllr Johnson commented that the site does not majorly overlook neighbours and that the proposals are fairly minor in scope. It was agreed by all to submit a 'no objection' response.

DC/26/2626/TCA	
Consulted by:	East Suffolk District Council
Planning ref.:	DC/26/2626/TCA
Details:	1no. Willow (T1 on plan) - Pollard by up to 3 metres above ground.
Site:	White Horse Inn, Darsham Road, Westleton, IP17 3AH
Link:	https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TIMLZYQX06O00
Response deadline:	19 August 2026
Discussion and response:	Cllr Johnson stated that the tree is in need of attention. Cllr Shearme (Green Spaces & Recreation) liaised with the Clerk in advance of the meeting and noted that the tree has been regularly pollarded in the past. It was also noted that the tree is currently touching neighbouring property. It was agreed by all to submit a 'support' response.

(b) No other planning matters were noted or discussed.

P26/5 Housing

It was **agreed by all** for the Clerk to submit a pre-circulated response, with amendments by Cllr Webber, to an enquiry in respect of a proposed covenant relating to the proposed affordable housing development on Blythburgh Road. Cllr Fisher was not present to give any further updates.

P26/6 Infrastructure

Cllr Turner reported that he will be attending the Northern Transport Forum on Wednesday and will report back. He also stated that he will draft a letter to Suffolk County Council's new cabinet member for transport Chris Hudson in respect of the B1125. County Councillor Matthews has already stated his support.

Cllr Turner also stated that Dunwich Parish Meeting has raised concerns regarding the Five Fingers junction.

P26/7 Questions to the Chair

The Clerk asked whether members required any further clarification in respect of the Terms of Reference for the Committee. The Clerk stated that he will now try to seek extensions to response deadlines to any applications that arrive before the next full council meeting.

****Meeting closed 19:40****