

HOLTON ST MARY PARISH COUNCIL

Minutes of Extraordinary Parish Council Meeting

Held on Monday 12th December 2022 at 8 pm at
Holton St Mary Village Hall

Present:

Parish Council (PC); Oliver Green (OG) Chair, Jan Cheng (JC), Mark Anderson (MA), Faye Hall (FH) Clerk

In attendance:

Members of the Public: 8

1. To accept councillor's apologies for absence

Apologies were received and accepted from Sally Thurlow (ST), Claire Rowan (CR), Mike Hay (MH), Matt Toone (MT) and John Ward (JW).

2. To accept members' declarations of interest in accordance with the council's Code of Conduct

None. All Councillors live within the village

3. To permit public participation to make statements or ask questions.

Chris Waters (CW) who is the owner of Brett Vale Golf Club introduced himself and advised that he was happy to answer any questions.

The planning application was discussed by the Public and Councillors and the following points raised:

- At Raydon PC, the applicant stated reducing the golf course to 9 holes which would run the golf down further. The planning statement says otherwise.
- It is far too large, why not just put up to 20 units in and keep the income from the golf and supplement.
- If the golf course is run down, then more lodges might be asked to fill the decreasing golf income. The golf course will become less popular due to its size.



- The Sulleys Hill crossing isn't safe. It is different having golfers who cross in the daytime who generally know the site, versus holiday makers 24/7 crossing by golf buggy. Also, there will be an increase in golf buggies crossing this road day and night.
- Concerns with increase in road traffic along Sulleys Hill, People will want to explore the area so there will be more cars using this road.
- It is a caravan park and caravans do not attract CIL, no public benefit other than a potential village shop for some of Raydon.
- Light pollution and effects on ecology. Noise especially at night.
- Site abuts a AONB and a peaceful location. Residential would never be granted in such a position so why should a residential caravan site be allowed.
- Concerns that this is another landfill opportunity, using the same company who were used to import landfill rubble when the first batch of chalets were built as a 'trial run'. Concerns about 28 ton tipper trucks carrying hardcore coming through Holton.
- Would people who owned the lodges be able to rent them out as an Airbnb or sublet.
- Current lodges at the moment are completely hidden away so concern with the visual impact of adding such a large number of lodges.
- Extra traffic on the B1070
- Will have an adverse impact on AONB

Chris Waters from Brett Vale Golf Club emphasised that what is proposed are not caravans but high market holiday homes and they will be put on the most secluded part of the golf course. Traffic is already coming through the main entrance and not going down Sulleys Hill. People will be required to leave their car in the carpark and use the golf buggies around the park. The lodges are built offsite in 2 halves for transportation and onsite there is no earth to be moved, there will be a trench for sewage etc then a base with metal work. There will be no lorries bringing in hardcore as it's not needed. CW advised that the development will be a slow and gradual process – estimating to sell 5-6 lodges a year. The plan is to build lodges and sell them and use the profit to help support the running of the golf course. There is another lighting report being put in and there will be low level lighting, down lighters and sensor lights for night time. There will be park rules but not being able to sublet cannot be imposed. They would not anticipate that there would ever be a time that all 57 lodges would be occupied at any one time and estimated the most would be 20 at a time.

4. Planning Application:

Planning Application no DC/22/04751 – Full Planning Application – Change of use of land for the siting of 57 No. additional Holiday Lodges and construction of raised decking for each unit, Brett Vale Golf Club Noaks Road Raydon Ipswich Suffolk IP7 5LR

Following discussion in the public forum the Parish Council agreed that their concerns are:

- Light pollution and how that will affect wildlife and protected species.
- Land is right next to a AONB which will be affected.
- Scale is disproportionate to size of the area.
- Concerns about traffic – under estimated and Highways have also raised this.
- Need to conserve natural landscape.

PC in agreement to write a letter to Babergh planning stating concerns.



Meeting closed at 2104hrs

Signed: 

Date: 8/3/23
