



BRADFIELD PARISH COUNCIL

Clerk to the Council: Mrs Line Djuve-Wood

44 Lawford Place, Lawford, Essex, CO11 2PT, Tel: 07851 760264

E-mail: clerk@bradfieldparishcouncil.org.uk

Minutes of the Extraordinary Full Parish Council Meeting held virtually via Microsoft Teams on Tuesday 22nd December 2020 at 7.30 p.m.

Present:	Cllr. K. Wynn (Chairman)	Cllr. K. Burton (Vice Chairman)
	Cllr. A Coley	Cllr. R. Scott
	Cllr. S. Gunter	Cllr. R. Mitcham
	Cllr. A. Mackrill	Cllr. V. Osbourne
In Attendance:	District Cllr. Z. Fairley	County Cllr. C. Guglielmi
	17 members of the public	Mrs. L. Djuve-Wood (Clerk)

There is currently one vacant seat on the Parish Council.

109/20 Apologies for Absence

There were no apologies for absence.

110/20 Declarations of Interest

Cllr. Wynn declared a non-pecuniary interest in agenda item 5 "To consider planning application 20/01676/FUL, Change of use from agricultural land to 120 pitch camp site between 1st April to 1st October, Land West of Shore Lane, Bradfield, Essex, CO11 2UP" as she is personal friends with the applicants.

Also in relation to item 5, and although not considered an interest, Cllr. Coley stated that he serves as a Tendring District Council representative on the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB).

111/20 Minutes of the Previous Meeting

RESOLVED that the minutes of the Council meeting held on the 1st December 2020 be approved as a correct record and signed by the Chairman.

112/20 Public Participation

There were a total of 17 members of the public present, including the applicants of planning application 20/01676/FUL who had requested to provide the Council with a presentation and offered to answer any questions the Council and members of the public may have. To allow this to happen, Cllr. Wynn proposed to suspend Standing Order 3e) and to extend the time of the public participation session to a total of 30 minutes. It was **RESOLVED** to suspend Standing Order 3e).

Information about planning application 20/01676/FUL had been sent to councillors in advance of the meeting by the applicant. The applicant added that the business is family run by now third generation farmers and that they very much consider themselves a part of Bradfield village. They noted that in the current environment there is a need to diversify and that they wish to open a family friendly camp site to enable them to do this. They had been informed that the AONB area within which the land is situated will not affect the application.

Several members of the public joined to provide their views on the planning application and comments, both in favour and against, were put forward, summarised as follows:

Against:

- The area sits within the AONB which should be an area for everyone to enjoy. A camp site with 120 pitches and possibly 350 visitors in this location would disturb the peace and tranquility of the area;
- The area sits alongside The Essex Way as well as The Suffolk Coastal Path. The camp site will be visible from the shore and will be a scar on the countryside;
- There are legal and moral obligations for anyone who lives within an AONB area to try and preserve such areas for the benefit of the whole population;
- It is an unacceptable intrusion to the area. This precious amenity in the village should be protected, particularly as it is within the AONB. A camp site will do the opposite bringing problems such as noise, littering and nuisance;
- Conditions that should have been observed in the summer with the temporary camp site were not observed and there were trespasses on private properties in the area;
- The camp site provides no commercial or employment opportunities within the village;
- The access point to the camp site, Shore Lane, is dangerous as shown when there was an incident with a caravan in the summer.
- Shore Lane is not suitable for the increased traffic the camp site would cause and there are no passing places;
- The camp site would greatly affect the preservation of nature and the disruption to natural creatures in need of protection, such as butterflies and moles, would be unacceptable;
- There were also worries expressed about sanitisation and toilets;
- It was noted that the landowner had disturbed a roadside bank when laying a waterpipe earlier in the summer.

In favour:

- It is a very beautiful area and more people should be welcomed to share and enjoy that beauty, particularly now that it sits within the AONB area;
- In terms of the camp site becoming an eyesore, there are very few areas from where the site is visible;
- Many people already use and abuse the beach;
- Littering and trespassing on the applicant's land has been witnessed. A camp site will allow the landowner more control of the area;
- Shore Lane is already used by a number of vehicles, including those of non-residents, and has been for many years;
- The landowner's economic situation should be considered, particularly with Brexit looming and the end of the Common Agricultural Policy. Farmers will need to diversify and a camp site is the perfect solution to allow this to happen;
- A camp site in this location will allow people and in particular children being raised in urban areas to experience and be educated about the countryside.

The applicants made the following additional comments:

- The Essex Way does not directly pass by the land of where the camp site is being proposed, neither does The Suffolk Coastal Path. In addition, the camp site would only be 250 metres long;
- The camp site should affect smaller local businesses positively;
- The application is for tents only, no caravans;
- The burger van on site serves home and sustainably produced food;
- There will be no portaloo toilets used apart from in an emergency;
- The disturbed bank had been dug up to lay a waterpipe across the landowner's field. The ditch tends to overflow and it made sense to scrape it out during the summer.

District Cllr. Fairley added that the landowners do land management very well and that it should be up to them how they wish to manage that land. The application is for tents only, no caravans. She declared that she personally fully supports the planning application and believes the camp site will be positive for the village and the district as a whole.

113/20 To consider planning application 20/01676/FUL, Change of use from agricultural land to 120 pitch camp site between 1st April to 1st October, Land West of Shore Lane, Bradfield, Essex, CO11 2UP

Cllr. Coley noted the following observations:

- The Coastal Foreshore at this location is an SSSI, is in the Coastal Protection Belt and has recently been designated, after many years, as an AONB. This area has particular national significance, hence its designations. It is a beautiful area, and is understandably an attraction to visitors;
- The AONB stakeholder group wishes to responsibly promote the area to visitors. The impact of 120 camping sites at this location will no doubt be popular and take-up significant. Therefore, at peak occupancy we could expect a minimum of 120 vehicles, many towing trailers, 250 – 300 adult and child visitors and perhaps several dogs;
- The applicant's ecologist's report contains several disputable points, two of which are as follows:
 - *"Further, the visitors to the campsite should be discouraged from accessing the habitat immediately to the north of the site to Minimise disturbance to birds using the off-site habitat."* Cllr. Coley highlighted the term discouraged rather than prevented, as clearly such numbers cannot be controlled.
 - *"The site is not the subject of a conservation designation. The estuary to the immediate north is designated at international level for breeding and over-wintering birds. Access will be prevented and as a result there will be no direct or indirect off-site impacts."* Cllr. Coley questioned how such large numbers are to be restricted from damaging the ecologically sensitive balance of this area;
- He had serious concerns regarding the vehicular access to the site. Shore lane, which is a quarter of a mile long is just about wide enough for one vehicle, with no turning or passing place until you reach the campsite.
- The drivers of the 120 plus vehicles will often be arriving and leaving at the same times, either to begin or end their stay, or exiting or returning from one of their local visits. There will potentially be hundreds of vehicle movements a day, many in reverse, up the slope, with no visibility whatsoever onto the B1352 road;
- He also had serious concerns about emergency vehicle access to the site during any emergency.

Cllr. Coley proposed that the application is referred, by the District Ward Councillor, to the District Council's Planning Committee for decision in order to:

- Enable more detailed examinations of the proposals;
- Explore potential alternate fields on the applicant's farm, for a campsite, with Planning Officers;
- Allow full representations from all interested and directly affected parties to be properly considered.

It was **RESOLVED** that Cllr. Coley's proposal be accepted by the Council.

114/20 To consider additional costs for village gates project

Cllr. Wynn noted that she had, alongside the clerk, met with County Cllr. Guglielmi, Essex Highways and Rose Builders to inspect the proposed site locations for the village gates. It had been determined that additional traffic management would be required in the form of traffic lights and that a survey specifying exact locations of the gates would need to be carried out.

Rose Builders had provided provisional costs for the traffic management for the four locations at £550.00 per day which equates to £2,200.00 plus VAT if a day per gate is allowed for installation. If Essex Highways requests that a Traffic Management design plan be drawn up, this will increase the costs by another £450.00 plus VAT for the entire job. The survey for demarcating the exact locations and checking services will cost £600.00 plus VAT. The total estimated additional costs to be added to the original quote of £8,760 plus VAT is £3,250.00 plus VAT. Should the work be completed in less days there will be a saving, although it may not be an exact

pro-rata saving on the daily rate. If the installation takes two days overall instead of four, the additional cost is likely to reduce to an approximate £1350.00 plus VAT.

Along with the already approved costs of £8,760, Cllr. Wynn noted that the estimated overall cost of the project would be in the region of £12,010 plus VAT if the gates were installed over four days or £10,660 plus VAT if installed over two days. Cllr. Wynn requested that the Council consider funding the additional costs either through reserves or alternatively install three gates instead of four. It was **RESOLVED** that the Council fund the additional cost for all four gates using reserves.

There being no further business the Chairman closed the meeting at 8.52 p.m.

Signed Chairman

Dated