



# Waldringfield Parish Council

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2<sup>nd</sup> December 2020

## **Re. Waldringfield Parish Council Response to DC/20/4566/CLE Gorse Farm, Waldringfield – Application for a Certificate of Lawful Use**

Dear Natalie Webb,

Waldringfield Parish Council **OBJECTS strongly** to this application for the reasons summarised below.

Planning permission was granted in 1970 by virtue of E/3086/4. The permission was conditioned to restrict occupation to people employed in, or with a connection to, agriculture or forestry – the original site plan is not included on the East Suffolk Council website.

The current owner sought such a certificate in 2017 (DC/17/1894/CLE) but was refused on the grounds that the evidence provided at the time didn't prove that the occupation was in breach of the condition for the previous 10 years.

This new application includes documents which the applicant says now provides the evidence required. However, Waldringfield Parish Council says that some of the documents and information provided are not accurate and therefore should not be accepted as evidence.

i) The Site Location Plan provided in this application does not accurately show the extent of residential curtilage of Gorselands/Gorse Farm nor the correct boundary of the agricultural land under the ownership of the applicant. Attached is a Site Location Plan with WPC's amendments to show the correct boundary of the residential curtilage – the hatched area is not within the curtilage of Gorse Farm, as it forms part of the curtilage of the neighbouring property (Windycross).

Waldringfield Parish Council would also like to point out that on the submitted Site Location Plan the area known as the Piggeries is not shown as part of the agricultural land – this is not correct. This is confirmed by the entry in the Land Registry (copy attached). From this, one can see clearly the true boundary of the residential curtilage and that the associated agricultural land includes the area known as the Piggeries. All of this agricultural land is currently in use by tenants for agricultural purposes.

ii) The application Supporting Statement says: 'Mr Clarke has not worked in agriculture and was not aware of the restrictive condition upon his purchase of the property.' (our emphasis) However, the property was advertised for sale in 2002. The attached advertisement makes it very clear that 'The property is subject to an agricultural restriction and can only be occupied by persons connected to agriculture or forestry.' So, WPC says that it's unlikely that the applicant was unaware of the condition when he purchased the property at this time.

For the reasons above, Waldringfield Parish Council suggests that the inaccurate documents put forward by the applicant in this application DC/20/4566/CLE as evidence are not reliable and are therefore insufficient to allow a Certificate of Lawful Use to be issued.

Should East Suffolk Council be minded to issue such a certificate, in this case WPC would ask that the applicant be required to resubmit the site location plans to accurately reflect the residential curtilage and

# Waldringfield Parish Council

the agricultural land. WPC would also ask that it is made very clear that any such certificate applies only to the accurate residential curtilage.

Kind regards,

A handwritten signature in cursive script, appearing to read 'R. Todd', written in dark ink.

Rebecca Todd  
Parish Clerk, on behalf of Waldringfield Parish Council