



# Waldringfield Parish Council

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**WPC response to Planning Application DC/22/0495/FUL | Use of land for the extension to Industrial Site and erection of two light industrial buildings (3 units) and the renovation of existing light industrial units at Chapel Works including associated landscaping and parking provisions. | Chapel Works Newbourne Road Waldringfield Suffolk**

Dear Danielle,

As previously stated the Parish Council would wish to see the site improved, but, given its prominent location, we would argue that it is extremely important to ensure that any new development is appropriate, proportionate and sympathetic to this sensitive location within the AONB as well as to the neighbouring cluster of residential dwellings, designated as in the countryside.

We are pleased to see that the applicant has updated the content of the application detail and amended some of the previously submitted documents. Some of the issues raised by WPC have been dealt with in the revisions but many concerns remain.

We therefore continue to **OBJECT** to this application in its updated form for the following reasons.

1) Change of use – As stated in our previous response, the development site appears to include an area of land previously within the golf course without the benefit of planning consent. We see that the applicant's description of the development has been reworded to include the phrase "Use of land for the extension to Industrial site".

We do not see that this rewording would deal with the requirement to apply retrospectively for change of use consent or licence.

2) This site sits within the AONB and because it fronts directly on to the Newbourne Rd is therefore very prominent. It is in effect a gateway to the AONB. We are pleased that the application now includes the use of timber cladding to be fixed to the recently installed metal fencing. However there remains a lack of clarity. The Additional Information document states *"To that extent it is proposed that weather board timber is fitted over the new grey fence.....Details of this have been confirmed on the block plan."* The block plan states at the location of one entrance *"existing gates to be & metal fence to be retained, but reclad over with weather board timber"*

It is therefore unclear whether the very large metal gates will also be clad in timber. We say that cladding the fence only would not be acceptable in this sensitive AONB location. The metal gates should also be clad in timber and this should be specified more clearly in the application.

3) We note that Unit 1 has been rotated and moved closer to the boundary with the road. This has the effect of reducing the space available for soft landscaping/planting and placing the parking area in a more inaccessible position.

## 4) Drainage Assessment/Trade Waste

There is no reference in the new documents to the storage and disposal of consumables used in the activities of the existing and proposed workshops - eg storage of waste hydraulic fluid, cutting run-off etc

In addition, the new Landscape Masterplan does not specify that the hard standing will be permeable. We suggest that this is not appropriate and that a free draining permeable finish should be specified. We can find no information regarding how rainwater will be collected from the large roof areas. We say that the applicant should provide a fully illustrated drainage plan.

## 5) Lighting Assessment / Details of Lighting Scheme

*This is required for all applications for development where the development is likely to result in a material increase in levels of light pollution (for example floodlighting or illumination in the countryside)*

The application now states that there will be security lights on the accesses to the buildings but provides no detail. We would wish to see a detailed lighting scheme to confirm that the night security lights will be solar powered, will be downward facing and will be activated by motion sensors only.

*6) Noise Impact Assessment or acoustic report. Necessary for proposals that generate noise such as industrial and/or commercial developments, for example workshops;*

In our previous response we expressed our concerns that no noise assessment has been provided with this application.

The applicant has not addressed this issue in the updated documents. There is a comment in the Additional Information *"The uses on site and within the buildings will be the same as at M&C Engineering's current site on the Kirrawah Business Park. These are light industrial operations including fabrication, machining and similar operations. The work is completed almost exclusively within the building, with an occasional process completed outside within the working hours specified previously"*

We would suggest that the proposed development site is quite different from the location of the applicant's present workshops. Unlike the present location the proposed development site is immediately adjacent to a cluster of dwellings. It is not clear which units will be occupied by the applicant and which will be leased to other businesses. Without approved noise prevention measures and sound insulation of the workshops the level of noise generated will have a significant impact on the adjacent residential neighbours.

A noise assessment should be provided and approved before taking this application forward, as the proposed activity is likely to be contrary to Policy SCLP4.3d): Expansion and Intensification of Employment Sites as there would be *"an unacceptable adverse effect on the living conditions of local residents relating to matters of noise."*

7) We are pleased to note that the new landscape masterplan shows native hedgerow mix will be planted to supplement the existing boundary hedge. However other details supplied in the new documents of the boundary treatment are contradictory. The Block Plan drawing 6315 5 D shows 4 car parking spaces beside the northern entrance gate whereas the Landscape Masterplan shows the same area to be part *"existing vegetation to be retained"* and part *"proposed tussock wildflower mixture"*. We would like clarification on this – which is correct?.

# Waldringfield Parish Council

The WPC Tree Warden will be submitting additional comments on this matter.

Waldringfield Parish Council would support an application that was proportionate in size and sensitive to its position in the AONB and to its impact on the residential neighbours.

Whilst appreciating the changes indicated in the new documents we consider that a significant amount of information is still missing and issues previously raised have not been addressed fully.

Therefore WPC objects to this application in its current form.

Kind regards,



Jennifer Shone-Tribley, Parish Clerk – on behalf of the Waldringfield Parish Council