



# Waldringfield Parish Council

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## 1665 Minutes of the Parish Council Meeting held on Tuesday 25<sup>th</sup> April 2017

Present: Councillors Kay, Elliot, Matheson, Archer and Reid, and 4 members of the public.

1. **APOLOGIES AND APPROVAL FOR ABSENCE OF PARISH COUNCILLORS** – Cllrs Gold, Videlo and Winship, and from David Lines, the Parish Clerk.
2. **DECLARATIONS OF INTEREST – NONE**  
To **RECEIVE** delegated Declaration of Interest Dispensation decisions or **APPROVE** such dispensation requests as needed – **NONE**
3. It was **RESOLVED TO ADOPT** the minutes of the Parish Council meeting held on the 5<sup>th</sup> April 2017. Proposed by Cllr Kay, seconded by Cllr Elliot, **AGREED** by all present at the meeting.
4. **Matters for REPORT and REVIEW of ACTION POINTS:** It was agreed that this would be deferred until the next scheduled Parish Council Meeting.
5. To **CONSIDER** Planning Applications for **COMMENTS:**  
**DC/17/1371/FUL Hut 19 Riverside** Demolition of existing beach hut & construction of replacement beach hut. No change of use. The Council resolved to recommend **APPROVAL** of this application with no conditions. *Proposed by Cllr. Kay, seconded by Cllr. Elliot and **AGREED** unanimously.*  
**DC/17/1055/FUL Eureka Cliff Rd** – Demolition of existing dwelling. Erection of three dwellings and garages. Alterations to existing access. It was resolved to recommend **neither approval nor rejection** but to comment that the garage in the revised proposal would be more dominant than that approved via appeal, thereby increasing the overall impact of the development on the outlook of the neighbouring properties. At the same time, it was resolved to restate the Council's opinion that the access adjacent to the primary school is dangerous. *Proposed by Cllr. Reid, seconded by Cllr. Kay and **AGREED** unanimously.*  
**DC/17/1555/FUL Crow Cottage Cliff Rd** – Demolition of existing dwelling and construction of two new two storey dwellings with upgrading of existing vehicular access. The Council resolved to recommend **REJECTION** of this application because it regarded the site as being too small to accommodate two detached houses and because the impact of the design was seen as out of sympathy with surrounding properties. *Proposed by Cllr. Elliot, seconded by Cllr. Matheson and **CARRIED** by 4 votes to 1.*
6. To **MAKE ARRANGEMENTS** to deal with applications received after the agenda's Publication - **NONE**  
To **NOTE** any application decisions (and any received after publication of this agenda) – **DC/17/0828/FUL Merryfield Mill Rd.** Construction of two bay garage/workshop. The granting of permission was noted.  
To **NOTE** any other planning-related information (and any received after the agenda publication) – **NONE**
7. It was resolved that payments should be made according to the published schedule. *Proposed by Cllr. Kay and seconded by Cllr. Reid and **AGREED** unanimously.*
8. **PARISH MATTERS for next Agenda** – Engaging a planning consultant to give advice on the Adastral Park outline planning application.

**The Chairman closed the meeting at 8.30pm**



# Waldringfield

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### 1663 Minutes of the Parish Council Meeting held on Wednesday 5<sup>th</sup> April 2017

Present: Councillors Kay, Videlo, Elliot, Matheson, Gold, Reid, Archer and Winship and 4 members of the public.

1. **APOLOGIES AND APPROVAL FOR ABSENCE OF PARISH COUNCILLORS - None**
2. **DECLARATIONS OF INTEREST- NONE**  
To **RECEIVE** delegated Declaration of Interest Dispensation decisions or **APPROVE** such dispensation requests as needed – **NONE**
3. It was **RESOLVED TO ADOPT** the minutes of the Parish Council meeting held on 14<sup>th</sup> March 2017. Proposed by Cllr Kay, seconded by Cllr Elliot, **AGREED** by all present at the meeting.
4. **Matters for REPORT and REVIEW of ACTION POINTS:** It was agreed that this would be deferred until the next scheduled Parish Council Meeting.
5. To **CONSIDER** Planning Applications for **COMMENTS:**
  - 17/1117/TPO Harbour View Cliff Road** - To pollard Oak T1 to allow new crown to regenerate after previous high pollard caused poor crown regeneration  
Following a site visit, a report from the Parish Council's Tree Warden and scrutiny of photographs of the tree, the Parish Council recommended **REFUSAL** of this application, on the grounds that further unnecessary damage will be caused, leading to potential disease and subsequent destruction. It believes that the shape and layout of the tree is in reasonable order and should not be disturbed
  - 17/1050/FUL Debenfield Lodge School Lane** - Proposed double garage, motor home and boat store  
The Parish Council recommended **REFUSAL** of this application. It viewed the documentation provided as insufficient and inaccurate to make a reasonable considered decision. From a planning perspective, the obtrusive nature and scale of the development and its proximity to the countryside in an AONB are provided as reasons for refusal. Mitigating recommendations have also been put forward per the attached report and photograph
  - 17/1145/FUL Cherry Oak Cliff Road** - Single/two storey, rear/side extension to dwelling and new pitched roof to garage to incorporate storage area  
The Parish Council recommended **REFUSAL** of this application, on the basis that the higher ground level of Cherry Oak exacerbates the scale of the development overlooking the neighbouring property, causing loss of privacy and outlook .
  - 17/1200/VOC Church Farm Mill Road** - Variation of Condition 3 of DC/15/1990/VOC – Variation of Condition 3 on C/12/0287 to vary plans to include drawings 06A and 08A incorporating garage. - Amendment to internal layout and fenestration of Barn 2, Condition 3 to be varied to include drawings 06Band 08B  
The Parish Council had **NO OBJECTION** to the application
  - 17/2020/FUL Glebe Farm, Newbourne Road** - Construction of new vehicular access to serve agricultural building approved under planning permission C/08/1608  
The Parish Council had **NO OBJECTION** to the application, but wishes to ensure protection of trees on the site

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5+ **17/1175/DRC Merryfield Mill Road - No mandatory consultation for WPC, but invited to make comments, if wished.**

Discharge of Conditions No 3, 5, 8, 9 & 10 of 16/2488/FUL – Demolition of existing dwelling & residential annexe & replacement with new dwelling & annexe. Amendment to existing vehicular access, parking & turning - materials; storage of refuse/recycling bins; floor level, eaves and ridge heights; tree protection/impact assessment

The Parish Council wished to point out that there has been a failure to discharge Condition 9 and that trees designated as to be protected have been removed, requiring a formal variation of conditions to be effected first.

6. To **MAKE ARRANGEMENTS** to deal with applications received after the agenda's publication – Hut 19 Riverside – to be considered at a future meeting tba  
To **NOTE** any application decisions (and any received after publication of this agenda) – **17/0306/FUL Hall Adjoining Chapel House Newbourne Road** - The proposed replacement of the existing single storey church hall with new part single and two storey church hall on similar footprint as the existing. **PERMITTED**  
**16/5385/FUL Crow Cottage Cliff Road - WITHDRAWN**  
To **NOTE** any other planning-related information (and any received after the agenda publication) - **NONE**
- 7 To approve payments per the attached schedule and sign cheques accordingly. Proposed by Cllr Kay, seconded by Cllr Reid, **AGREED** by all

**The Chairman closed the meeting at 20.28**

## Item 5—next 2 pages

**WPC's response to DC/17/1371/FUL** Demolition of existing beach hut & construction of replacement beach hut. No change of use. Notes: Waldringfield hut owners Ltd are being consulted. - Hut 19 Riverside Waldringfield Suffolk

The Parish Council has no objections to this application

**WPC's response to DC/17/1055/FUL** Demolition of existing dwelling. Erection of three dwellings and garages. Alterations to existing access. - Eureka Cliff Road Waldringfield Suffolk IP12 4Q

Permission has been given via Appeal to the previous application DC/16/0150/FUL

The applicant states that the only difference is the modification to the existing garage building to form 3 carports rather than replacement with 3 new garages.

The changes to the garage roof orientation on the permitted application had the effect of slightly reducing the impact of the garage building on the neighbouring properties, which in turn, moderated to a small extent, the impact of the development. The new application, in retaining the orientation and height of the existing garage roof, increases the impact of the development as a whole.

In these circumstances we are unclear whether the usual material considerations would apply but the Parish Council feels that it is extremely unfortunate that the new application will result in the garage being more dominant than that approved via appeal. This will increase the overall impact of the development on the outlook of the neighbouring properties. For this reason we recommend that if possible, the roofline of the proposed carports should be reduced to lessen the impact.

We also maintain our opinion that the access is dangerous and disagree with the views of the Highways Authority in this matter.

We also point out that the applicant has made an error on the planning application form – Q14 as they state that the property was last occupied on 20/3/14 whereas the property has been let and occupied up to 2017.

**WPC's response to DC/17/1555/FUL** Demolition of existing dwelling & construction of 2no. new two storey dwellings with upgrading of existing vehicular access. - Crow Cottage Cliff Road Waldringfield Suffolk IP12 4QL

The previous application for this site **16/5385/FUL** was withdrawn by the applicants.

The Parish Council thinks it a great pity that the existing bungalow and its grounds have been allowed to deteriorate to their present condition. Given its current state we have no objection to its demolition and replacement but feel strongly that the current application is wholly inappropriate for this site. The Parish Council was disappointed to see the drawings submitted with the new application and recommends **refusal** for the following reasons:

The existing dwelling, a bungalow, is in a prominent position set back from Cliff Rd and sits centrally in the plot. The application seeks to demolish this dwelling and erect two detached, two storey dwellings in its place.

The dwellings along Cliff Rd, are a mixture of bungalows, two storey, detached and semi-detached properties situated in spacious plots, maintaining gaps of separation between properties.

By erecting two detached dwellings the existing plot would be subdivided, the proposed new building lines would extend to the boundaries of the plot and there would be little separation distance between the two new properties. The depth of the building line in close proximity to each of the boundaries would be increased significantly.

The proposed development will result in a cramped form of development, which relates poorly to neighbouring properties and is out of keeping with the character of the area and therefore does not comply with **SCDC Policy DM7 a)** which states that the proposal should not result in a cramped form of development out of character with the area or street scene.

If the applicant wishes to build two replacement dwellings on this site we would suggest that the site would accommodate more comfortably a pair of semi-detached dwellings rather than trying to squeeze two detached properties onto this relatively narrow site.

There is some variety in the style of properties within the locality. All are domestic dwellings and the styles have evolved overtime to reflect changing patterns of design and accommodation needs as appropriate within a small village environment. The dwellings are broadly traditional, constructed from a variety of materials in keeping with the local vernacular. The proposed development would introduce two dwellings of particularly unusual design that would be challenging in many locations but in particular do not relate well to the surrounding properties of this village location.

The proposal therefore does not comply with **SCDC Policy DM7 (c)** which states that the proposal should be well related to adjacent properties and not designed in isolation.

The Design & Access Statement provided with this application is rather dismissive of the properties in Waldringfield. It suggests that planning permission for a property known as Spinnaker, some distance from the application site, could be regarded as some sort of precedent for approving this current application and that Spinnaker “elevates the architectural quality of the environs”. This reference is not relevant to the current application as the planning officer’s report states that the design of Spinnaker reflected the design of neighbouring properties such as Ravenscroft. This does not apply to the design of the current application.

The curved mono pitch roof along with the box-like appearance of the flat roof section of the current application does not reflect any aspect of any other property in the area. Uniqueness can be a positive feature in an appropriate setting, but not in this case, particularly as there would be two properties so close together on a restricted site. The disjointed effect of the roof design is exaggerated by the fact that the proposal is for two close, but not joined, properties. The use of different materials on each of the two properties serves to make an even stronger disconnect. In terms of their design, the two proposed properties do not sit happily together and will have a negative impact on the environs.

The proposal therefore does not comply with **SCDC Policy DM21 –**

**Design: Aesthetics** which states that Proposals that comprise poor visual design and layout, or otherwise seriously detract from the character of their surroundings will not be permitted.

The proposed development is in the AONB. Cliff Rd is the main access road through the village to the River Deben. Furthermore, due to the presence of the public footpath directly to the west and to the south of the site, the site is viewed in the context of the wider rural landscape and not just Cliff Road. The footpaths occupy an elevated position in parts and an increase in the height, massing and extended proximity to the boundary as contained in the proposed development on the site, would provide a prominent addition to the landscape, harmful to the character and appearance of the landscape and AONB.

The development is therefore contrary to the **National Planning Policy Framework and SCDC Policy SP15 (Landscape and Townscape)** which seeks to resist proposals which comprise poor design and layout or seriously detract from the character of their surroundings and quality of the Area of Outstanding Natural Beauty.

The application includes the provision of side and rear windows and terraces at first floor level. Given their position, the proposed buildings would appear to have direct views of amenity areas serving the immediate neighbours resulting in a loss of privacy to the neighbouring properties. The proposal therefore does not comply with **SCDC Policy DM23 Residential Amenity**

### **Highways Safety**

The design and access statement describes the vehicular access as single domestic access whereas the application provides for 2 separate detached dwelling using the same access point onto a narrow, and very busy, main access road through Waldringfield to the river.

# Item 7

20 April 2017 (2017-2018)

## Waldringfield Parish Council PAYMENTS LIST

Voucher	Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
1	Salaries	20/04/2017		Barclays Community A	100106	Salary	Mr D Lines	X	363.65	0.00	363.65
2	Stationery/Mileage/Etc.	20/04/2017		Barclays Community A	100107	Travel Expenses	Mr D Lines	X	12.00	0.00	12.00
3	Post and telephone	20/04/2017		Barclays Community A	100107	Postage	Mr D Lines	E	11.52	0.00	11.52
4	Chairman's Expenses	20/04/2017		Barclays Community A	100107	Refreshment Expenses	Mr D Lines	X	18.84	0.00	18.84
5	Training	20/04/2017		Barclays Community A	100107	Training	Mr D Lines	S	34.50	6.90	41.40
6	Repairs/Maintenance	20/04/2017		Barclays Community A	100108	Playing Field Inspection	Proasis	X	20.00	0.00	20.00
<b>Total</b>									<b>460.51</b>	<b>6.90</b>	<b>467.41</b>