



Waldringfield Parish Council

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Waldringfield Parish Council response to the following planning application:

DC/20/4948/FUL Land Rear of Japonica Cottage, Deben Lane – Erection of dwellinghouse with associated highways access and landscaping (relating to extant outline permission DC/19/2695/OUT).

Waldringfield Parish Council commends the applicants' aspiration to build a new dwelling that incorporates so many positive aspects regarding insulation and energy efficiency. However, WPC does have some concerns and, before ESC makes its decision, we would ask them to seek clarification on the following:

It is a very striking design and WPC has asked the applicant to provide an image of the proposed dwelling alongside the neighbouring properties, in order that the resulting impact on the 'street scene' can be assessed.

Drawing 20 shows clearly the solar panels on the flat roof, however, the elevation drawings 21 and 18 do not show the solar panels. In discussion with the applicant, WPC understands that the roof will have a slope of 5 degrees and that the solar panels will be erected at a greater height and angle than the roof. WPC is very concerned that the panels and the associated framework will therefore stand up above the roof line and would have a negative impact on the design of the development. WPC has asked the applicant to provide an image to show the elevations with the solar panels in the correct positioning so that the impact, if any, can be assessed.

The Parish Council Tree Warden has studied the Arboricultural Impact Assessment and has highlighted a number of anomalies which WPC would seek to be clarified.

The tree survey does not mention the two Irish Yew near the existing gate which the Tree Warden thinks are quite good features, especially in winter, and should be kept. It is not clear if this is the case, as they are not on the survey.

The trees shown as retained by the gate are shown as a 'maple' and two un-named trees (on the architect's drawing). However, the 'maple' seems to be T6, which is a *Prunus cerasifera* (purple leafed plum). The tree to the left of this is labelled UK3h (unknown 3m high) but it appears to be where one of the yews is.

The un-named tree on the right which is retained (on the architect's drawing) is possibly the *Acer griseum* labelled on the tree survey. This is a type of maple.

The other tree shown as retained along the frontage is the *Cercis* (Judas Tree) which ends up rather close to the entrance driveway.

In view of the identified discrepancies, it would be good if the architect and the arboriculturalist could agree on the species and which tree they are referring to in their documents and amend them accordingly.

If the application is approved, WPC would suggest that all the mitigation measures contained in the Ecology Report are made the subject of a condition of approval, in particular the protection of the oak T1 given the

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positioning of the new drive over the roots. In addition, WPC would also suggest further measures to include the installation of swift boxes as the site is in close proximity to two existing swift nesting sites.

If the above points are clarified, Waldringfield Parish Council is happy to support the application.

Kind regards,



Rebecca Todd, Parish Clerk – on behalf of Waldringfield Parish Council