



Waldringfield

Parish Council

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Planning Application DC/19/1169/VOC Consultation Response by Waldringfield Parish Council 14th April, 2019

Ref. No: DC/19/1169/VOC Variation of condition(s) 3 of application. Application C/12/0287/FUL Erection of replacement dwelling and conversion of barn to provide an additional dwelling together with associated change of use of land to garden. Existing Caravan and Lean to structures to be removed. - Church Farm Mill Road Waldringfield Woodbridge Suffolk IP12 4PY

Waldringfield Parish Council OBJECTS to the above variation

This development is outside the Waldringfield village envelope, and within the Suffolk Coast and Heaths AONB. In planning terms it is in the 'Countryside'. It is next to a country lane which has no street lighting, so the area is normally very dark at night.

The feature of this variation WPC objects to is the large area of window in the roof and eastern elevation which extends from the ground to the roof ridge and continues part way down the western roof with another fully glazed wall beneath. This is certain to cause significant light spillage into the surrounding area. It will cause harm to the character of the surrounding landscape and the amenity value of the AONB, as well as impacting wildlife, particularly nocturnal animals and birds.

The proposal is therefore in conflict with the Core Strategy and Development Management Policies:

Policy DM21: *"Proposals that comprise poor visual design and layout, or otherwise seriously detract from the character of their surroundings will not be permitted"*

Policy DM26: *"The District Council will seek to minimise light pollution ... Applicants will need to satisfy the District Council that: ... (b) It is designed so as to minimise pollution from glare and light spillage, particularly to residential and commercial areas, areas of nature conservation importance, and areas whose open and landscape qualities would be affected;"*

It is also in conflict with the emerging Local Plan:

Policy SCLP5.3: *Housing Development in the Countryside ... e) "The design of the conversion, including any necessary works to the curtilage, does not have a harmful effect on the character of the landscape."*

Policy SCLP10.3: *Environmental Quality "Development proposals will be expected to protect the quality of the environment and to minimise and, where possible, reduce all forms of pollution and contamination ... e) Light pollution;*