



Waldringfield

Parish Council

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Re: Waldringfield Parish Council Response to DC/19/2695/OUT

Land rear of Japonica Cottage, Deben Lane, Waldringfield, IP12 4PY – erection of one dwelling

Dear Natalie Webb,

The Parish Council does not object per se to the concept of erecting a single dwelling on the site but has concerns about this outline application.

The site, currently forming part of Japonica Cottage, is a particularly attractive area of lawn which is planted with a number of specimen trees, not all of which appear in the Tree Survey. Appendix 2 fig. 2 – photo of garden clearly showing two yew trees, only one of which appears on the plan.

The attached report from Parish Tree Warden provides further comments on the impact that this application could have on the trees on the site and the neighbouring street scene.

The Parish Council recommends the following:

Given the risks that any development will bring to the oak tree T1, we urge the district council to now apply a TPO on this tree.

We appreciate that this application is an outline application with limited details at this stage, however, we consider that there are a number of significant issues affecting this site. In order to support such an application, the Parish Council seeks assurance that if outline planning permission is to be granted it will be subject to a number of conditions. These conditions should be constructed in such a way to be sufficiently robust to be effective when the subsequent reserved matters are submitted.

Without these conditions, the Parish Council does not support this application.

The issues that should be covered by condition include:

- *The outline of the proposed new plot should not be increased.
- *The footprint of the proposed dwelling should not be increased.
- *The height of the proposed dwelling should not exceed that of the neighbouring property, Dormers.
- *The oak tree, including its canopy and roots system – identified as T1 in the Tree Survey – should be protected during construction.

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- *All protection measures identified in the 'mitigation measures' of the Tree Survey should be applied.
- *No more than the four trees identified in the Tree Survey should be removed.
- *At least one new tree as identified in the Tree Survey, preferably more, to be planted.
- *All hedging to be retained where possible. Where hedging is removed from the front boundary in order to comply with visibility splay requirements, a new hedge should be planted (set back from the road so as not to impede the visibility splay).
- *Any parking and driveway to be free draining, preferably permeable resin-bound gravel rather than blacktop.
- *There should also be a drain across the entrance to catch water racing down the hard surfaces.
- *Any future boundary treatments should not require 'footings' that might damage existing tree roots.

Kind regards,



Rebecca Todd
Parish Clerk