



Waldringfield Parish Council

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Waldringfield Parish Council response to Planning Application **DC/21/1201/VOC** Church Farm, Mill Road, Waldringfield IP12 4PY. Variation of condition no.3 of 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.

Dear Grant Heal,

WPC **OBJECTS** to this application.

Church Farm is outside of the Waldringfield settlement boundary, in a countryside setting within the AONB. The original planning consent to change the historical farm buildings to residential use was granted under planning application DC/12/0287/FUL. The application was given a great deal of scrutiny and investigation including reports from an architectural historian and the District Council's Conservation Team. In summary the report from the Design & Conservation Team states that, whilst the buildings are not in the curtilage of the listed Church Farmhouse, they formed part of Church Farm's associated farmyard complex and are an important historical element associated with a listed building and part of the settlement which developed around the church. The barn/granary/shelter shed complex is an important feature of Mill Road and is of both historic and landscape value. NB the "barn" in the report refers to the building that has been subsequently demolished and is referred to in all the subsequent planning applications as "Barn 1".

Since the approval of DC/12/0287/FUL there has been a multitude of different designs for both Barn 1 and Barn 2, brought forward by the VOC process. All of those that have been approved have shown Barn 1 in a form that is sympathetic to its important historic setting and its immediate adjacency to the now sympathetically converted former Granary/Shelter shed. We consider that the current application DC/21/1201/VOC has moved away from that concept and that this is unacceptable. The property is highly visible from Mill Road and from the PROW network.

This latest design bears little or no resemblance to a traditional "barn". The elements of the design that we feel to be particularly unsympathetic and therefore inappropriate in this historically important and valuable location include:

- i) the changed orientation to present a gable end to the front elevation facing Mill Road
- ii) the extensive high fenestration extending into the top of both gable ends
- iii) the dormer to the north elevation, the line of which is clearly visible from Mill Road
- iv) the glass railed first-floor balcony on the north elevation which is clearly visible from Mill Road as well nearby PROW.

We would question some of the statements included in the Design & Access Statement. Under section 3.1 the applicant refers to "DC/19/1169/VOC: *The changes proposed as part of the application included: - Minor alterations to the footprint of 'barn 1' including additional garage parking via the incorporation of approved lean-to cart lodge; Provision of projecting gable to the rear of 'barn 1'; Partial glazing of pitched roof and provision of additional fenestration, including roof lights*". We wish to point out that this is not correct. The drawing originally included in DC/19/1169/VOC, 18-071-PL-02, did show a "partial glazing of a pitched roof". However, during the consultation period this was superseded by a revised drawing, 18-071-PL-02A, which removed the "partial glazing of the pitched roof". It was this revised drawing that was approved and included in the planning consent.

We would therefore also question the validity of paragraph 6.3 of the D&A statement. "*Based upon an assessment of the consultation response within previous applications, and the assessments made in the officer's reports, it is considered there exists a degree of creative licence to make alterations to the fenestration detailing of the subject building*". Given the actual approved drawings we would say that there is nothing in the approved application history to support that "*there exists a degree of creative to licence to make alterations to the fenestration detailing of the subject building*".

Waldringfield Parish Council

We strongly disagree with the statement in Paragraph 7.2 of the D&A statement *“The proposed minor alterations to the design are such that they will have no greater impact upon character, appearance, and residential amenity than what was previously considered acceptable and approved”*. This paragraph appears to have been copied and pasted from the Design & Access Statement which formed part of application DC/19/1169/VOC and DC/20/1687/VOC. The proposed alterations in the current application DC/21/1201/VOC are significant and make a radical difference to the overall design, creating one that is totally unsympathetic to the character and historical importance of this site.

In addition, the significant increase in fenestration into both gable ends and the large first-floor sitting-out area will inevitably cause significant light pollution in what is otherwise a dark sky area within the AONB. Waldringfield Parish Council has not objected to any of the permitted VOC applications but we say that this application should be refused as it is contrary to the following policies:

SCLP10.3 Environmental Quality e) light pollution

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.

SCLP10.4 Landscape Character – *Development proposals will be expected to demonstrate their location, scale, form, design and materials will protect and enhance:*

a) The special qualities and features of the area;

SCLP11.3: Historic Environment – *The Council will work with partners, developers and the community to conserve and enhance the historic environment and to ensure that where possible development makes a positive contribution to the historic environment.*

Policy SCLP11.1: Design Quality – *The Council will support locally distinctive and high quality design that clearly demonstrates an understanding of the key features of local character and seeks to enhance these features through innovative and creative means. In so doing, permission will be granted where proposals:*

b) Demonstrate a clear understanding of the character of the built, historic and natural environment and use this understanding to complement local character and distinctiveness through robust evidence, informed sources and site specific context and analysis;

c) Respond to local context and the form of surrounding buildings in relation to the following criteria:

i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings.

Yours sincerely,



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