



Waldringfield Parish Council

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Waldringfield Parish Council response to DC/22/0697/FUL | Proposed change of use (removal of occupancy condition) of a holiday cottage currently under construction to a residential dwelling for the occupation of a full time worker employed by Waldringfield Boat Yard, The Quay, Waldringfield, IP12 4QZ | Waldringfield Boat Yard The Quay Waldringfield Woodbridge Suffolk IP12 4QZ

The Parish Council wishes to acknowledge the contribution that is made by the boatyard business to the parish and to the wider sailing community. The current owner/director has made many improvements to the business since its acquisition in 2012 and the Parish Council would wish, where possible to support this business.

The current application has thrown up a number of questions and it does raise some areas of concern for the Parish Council.

The main Boat Yard is within the village settlement boundary whilst the application site, located within a boat store area, is outside the settlement boundary.

The application site has planning consent for a single unit of “holiday let accommodation”, planning application DC/18/0684/FUL.

Condition 8 of the planning consent includes the following extracts.

“8. The premises herein referred to shall be used for holiday letting accommodation and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987).....

Reason: To ensure that the development is occupied only as bona-fide holiday accommodation, having regard to the tourism objectives of the Local Plan and the fact that the site is outside any area where planning permission would normally be forthcoming for permanent residential development.”

The new application is now seeking to remove condition 8 so that the holiday let accommodation can become a permanent residential development under the ESC and NPPF policies for “Rural Workers Dwellings”. The Parish Council is not overly familiar with this policy but we would question if it can be applied to this application given the village location and the nature of the business.

Waldringfield Parish Council

After much discussion the Parish Council has decided to neither support nor object to the application.

Kind regards,

A handwritten signature in black ink, reading "J. Shone-Tribley". The signature is written in a cursive style with a large initial 'J'.

Jennifer Shone-Tribley, Parish Clerk – on behalf of the Waldringfield Parish Council