



Waldringfield Parish Council

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Waldringfield Parish Council Comments on planning application DC/24/1548/FUL

Construction of a new dwelling with detached garage with annex above - The Kilns, Deben Lane, Waldringfield, Suffolk – *Planning Officer E Attwood; Comments deadline 6th June 2024.*

Background

This application replaces the previously withdrawn application DC/23/3837/FUL. WPC responded to this application and raised several concerns, primarily:

- The potential risk of flooding at The Quay/Kiln Lane entrance.
- The limited information on the impact on existing trees/hedges.
- The lack of information on exterior lighting.

WPC concluded that “subject to the above concerns being resolved WPC would **SUPPORT** the application” (DC/23/3837/FUL).

Comments on DC/24/1548/FUL

The site is adjacent to the Deben Estuary SPA, accessible via a shared access off an unadopted road, Deben Lane. It is surrounded by other properties and gardens which are well shielded by mature trees and hedgerows.

The site appears to be of sufficient size to take comfortably the proposed dwelling and cart lodge/annex and would not result in over development or overcrowding of the site.

The scale of the proposed development along with the proposed materials are sympathetic to the setting, as are the proposed landscaping plans.

The proposed dwelling has been repositioned and now sits in close proximity to the western boundary and neighbouring properties. In our opinion this will not cause any loss of amenity to the neighbouring properties as the only fenestration at first floor level are two obscured glass velux windows.

The new application includes amendments which alleviates some of WPC’s previously stated concerns.

The proposed main access is now via Deben Lane rather than via The Quay/Kiln Lane.

The application includes an updated Arboricultural Impact Assessment which includes details of trees to be protected during construction and the plans show the planting of new trees to include 3 Birch trees.



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However the parish council has two outstanding concerns regarding DC/24/1548/FUL.

- 1) The issue of external lighting in this sensitive location remains a concern. The application site is within a National Landscape and in close proximity to the Deben Estuary SPA. We appreciate that the applicant's covering letter states that the external lighting will be such that will minimise any impact to wildlife or dark skies. Whilst this is reassuring, we remain of the view that a full exterior lighting plan/document should be submitted for approval as part of this application or alternatively dealt with by condition e.g. *"no exterior lighting should be installed until a lighting plan has been submitted and approved by ESC in order to comply with ESC Policy SCLP10.4: Landscape Character"*.
- 2) We would wish for clarity regarding the extent of the red line boundary as shown on the application's "Site Location Plan". This document indicates that the land under the ownership and control of the applicant includes the vehicular access to Jubilee Cottages and beyond to include Deben Lane. We note that this document is dated March 2023 and maybe somewhat inaccurate.

In summary

Subject to the outstanding items 1 & 2 being resolved WPC would **SUPPORT** this application.