



# Waldringfield Parish Council

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31 August 2025

RE: **DC/25/1111/FUL** – Reconsultation – Retrospective – Retention of residential use of former golf shop and associated works – Golf Shop, Waldringfield Golf Club, Newbourne Road, Waldringfield, Suffolk

Dear Mick,

Thank you for giving the Parish Council the opportunity to comment on the recent document “Response to PC comments” submitted by the applicant’s agent, albeit some 3 months after the WPC’s initial response.

We wish first to respond directly to some of the agent’s comments in this most recent submission.

i) The Parish Council understands that DC/25/1111/FUL is a Retrospective Planning Application and not an application for a Certificate of Lawfulness. Our previous reference to a Certificate of Lawfulness was by way of a simple query.

ii) The agent is incorrect when he states that “WPC’s comments refer to Policy SCLP5.4”. The agent’s original Planning Statement, when making the case for the application, made reference to only one ESC policy – SCLP5.4 (Housing in Clusters in the Countryside) – stating that “*While the site is located outside a designated settlement boundary, it is in close proximity to existing dwellings and can be considered under Policy SCLP5.4*”

This was confusing as it didn’t seem a relevant policy to this application but as the agent appeared to be relying on it, the Parish Council referenced it in our original response.

However, we also pointed out that in our opinion the application was contrary to “Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing which requires that:

- b) *The building provides a positive contribution to the landscape;*
- g) *The conversion enhances the immediate setting of the area;*

iii) We are pleased to see that the agent now acknowledges Policy SCLP5.5 Conversions of Buildings in the Countryside for Housing

Having reviewed the agent’s recent submission, the Parish Council has revisited all of the other documents included in this application and wishes to add the following comments.

## 1. STRUCTURAL SURVEY AND CONVERSION SPECIFICATION REPORT EXEMPTION JUSTIFICATION STATEMENT

The agent puts forward an argument that no structural survey is necessary as the building has not been substantially altered. As all the work to the property has already been carried out, it is not possible from the documents produced to confirm whether the work meets with current standards.

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In the circumstances we consider that a current, full structural survey report is required – for the benefit of any possible future occupiers as well as the current owners.

2. The “Proposed Floor Plan” does not include any provision for a kitchen which is contrary to the photographs provided.

3. The application form leaves blank the question relating to how surface water will be disposed of – similarly the questions relating to foul sewage are answered with “unknown”.

4. Minimum detail of landscaping or planting has been provided in this National Landscape location.

5. The red line boundary of the site on the block plan appears to be completely arbitrary with no sense of form or design.

6. There is an odd shaped piece of land outside of the red line boundary but within the blue boundary between the old golf shop and the clubhouse buildings with the building line of the old golf shop forming the red site boundary line at the NNW section of the plan.

7. Existing buildings, such as the barn, are not included in the red boundary of the site.

8. The site block plan shows part of the access route is outside of the ownership, and therefore out of the control of the applicant.

9. The Location Plan makes it clear that the driveway serves the main car park of the “Clubhouse” which is now under separate ownership and commercial use.

10. The former golf shop was built as an ancillary commercial unit to the Golf Club. It is a basic utilitarian design and structure of no architectural or historical significance. The conversion work that has already been completed – including the addition of a uPVC framed glass extension does nothing to enhance the building or its setting.

11. WPC has already expressed the view that the application does not comply with Policy SCLP5.5. Having reviewed the application documents we remain of the opinion that the application is contrary to :

Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing which requires that:

- b) The building provides a positive contribution to the landscape;
- g) The conversion enhances the immediate setting of the area;

Given all of the above **WPC OBJECTS** to this application

NB. Should ESC be minded to approve this application, we ask very strongly that appropriate measures, perhaps through conditions, are put in place to prevent or remove any future “Permitted Development Rights” being acquired.

Submitted by

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