



Waldringfield Parish Council

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Waldringfield Parish Council Planning Policy

This policy was reviewed and adopted at the meeting of Waldringfield Parish Council on 9th March 2021

Waldringfield Parish Council

The overarching policy of the Parish Council is to maintain and enhance the Parish of Waldringfield as an attractive, riverine location in which to live, work and play. Through our individual policies – in order to generate the best possible quality of life for all residents – we seek to:

- protect our unique natural environment;
- enhance the sustainability of our community; and
- continue to support an inclusive and open community.

Prior to April 2019 our District Council was known as Suffolk Coastal District Council (SCDC). It then merged with Waveney District Council to become East Suffolk Council (ESC).

The Parish of Waldringfield is included in the Orwell Villages Ward within East Suffolk Council. This District Ward is represented by two District Councillors on East Suffolk Council. Waldringfield is also represented by a County Councillor (as part of Martlesham Division) on Suffolk County Council.

POLICY – PLANNING

Waldringfield Parish Council's policy is to:

- support limited, small-scale (numbers and footprint) and sympathetic development within the physical limits boundary;
- deter over-development;
- promote good design;
- encourage use of energy-efficient construction measures and technology;
- support measures to conserve water, avoid flooding and minimise light pollution; and
- avoid negative impact on the Area of Outstanding Beauty (AONB) and the Special Protection Areas (SPAs).

PROCESS – PLANNING

Waldringfield Parish Council (WPC) is a statutory consultee for all planning applications within the Parish of Waldringfield. This means that the District Council (the 'Planning Authority') sends the details of all applications to the Parish Council (PC) and invites it to make comments.

Copies of applications cannot be provided by the Parish Council but full details of all applications, including plans and associated documents, can be viewed at the East Suffolk Council offices or online via its website – <https://www.eastsuffolk.gov.uk/>

Anyone can comment on an application during the consultation period and all comments can be viewed on this website.

Members of the Parish Council may, if requested, signpost individual applicants to the relevant planning policies and material considerations but will not offer their personal view or enter into prior discussions with applicants on the merits or otherwise of the application. For definitive guidance and information the applicant would be advised to consult the Planning Authority (East Suffolk Council).

Where the application is for a more substantial form of development, the Parish Council has adopted a 'Planning Protocol' which may be viewed elsewhere in the Policy Section of the website.

Planning applications are considered by WPC at its monthly or, when necessary, extraordinary public meetings. Each of the applications to be discussed is listed on the published agenda for the relevant WPC meeting and the decisions are recorded in the subsequent minutes.

All Parish Council meetings are open to the public. Applicants and interested members of the public attending a Parish Council meeting where the application is being discussed may make brief representations (at the Chairman's discretion) in the Public Speaking session at the beginning of that meeting.

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When the Parish Council is considering applications, the Waldringfield Parish Plan will influence its discussion but – in order to carry any weight – the PC’s comments and recommendations must be based on national and local planning policies and other ‘material considerations’. The Parish Council is not the final decision-maker and, whilst it is a statutory consultee, planning permissions are granted or refused by the Planning Authority, in our case, East Suffolk Council (ESC).

PLANNING POLICIES & OTHER MATERIAL CONSIDERATIONS

Local Policies

‘Local Policies’ are contained in the recently adopted, September 2020 Suffolk Coastal Local Plan. This defines the area of Waldringfield within its “settlement boundary” as a “small village”; the areas of Waldringfield which fall outside of the physical limit boundary are designated as “the countryside”. Different planning policies are applied to each of these areas.

Most of the Parish of Waldringfield is within an Area of Outstanding Natural Beauty (AONB) which attracts an additional layer of requirements/restrictions. In addition, the Deben Estuary is a Special Protection Area (SPA).

Relevant Suffolk Coastal policies include:

- Policy SCLP5.2: Housing Development in Small Villages
- Policy SCLP5.3: Housing Development in the Countryside
- Policy SCLP5.4: Housing in Clusters in the Countryside
- Policy SCLP5.5: Conversions of Buildings in the Countryside for Housing
- Policy SCLP5.7: Infill and Garden Development
- Policy SCLP5.13: Residential Annexes
- Policy SCLP5.14: Extensions to Residential Curtilages
- Policy SCLP6.3: Tourism Development within the AONB and Heritage Coast
- Policy SCLP10.1: Biodiversity and Geodiversity
- Policy SCLP10.2: Visitor Management of European Sites
- Policy SCLP11.1: Design Quality
- Policy SCLP12.19: Brightwell Lakes

National Policies

‘National Policy’ documents include:

- National Planning Policy Framework (NPPF)
- Town & Country Planning Regulations

Other Material Planning Considerations

These include:

- Overshadowing/loss of outlook to the detriment of residential amenity (though not loss of view as such)
- Overlooking and loss of privacy
- Highway issues: traffic generation, vehicular access, highway safety
- Noise or disturbance resulting from use, including proposed hours of operation
- Capacity of physical infrastructure, e.g. in the public drainage or water systems
- Deficiencies in social facilities, e.g. spaces in schools
- Storage and handling of hazardous materials and development of contaminated land
- Loss or effect on trees
- Adverse impact on nature conservation interests and biodiversity opportunities
- Effect on listed buildings and conservation areas

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Non-Material Planning Considerations (ie issues that are not relevant to the decision)

These include:

- Matters controlled under building regulations or other non-planning legislation e.g. structural stability, drainage details, fire precautions, matters covered by licences etc.
- Private issues between neighbours e.g. land/boundary disputes, damage to property, private rights of access, covenants, ancient and other rights to light etc.
- Problems arising from the construction period of any works, e.g. noise, dust, construction vehicles, hours of working (covered by Control of Pollution Acts)
- Opposition to the principle of development when this has been settled by an outline planning permission or appeal
- Applicant's personal circumstances (unless exceptionally and clearly relevant, e.g. provision of facilities for someone with a physical disability)
- Previously made objections/representations regarding another site or application
- Factual misrepresentation of the proposal
- Loss of property value
- Loss of view

Permitted Development

Not all construction work/alterations require planning permission. The regulations are subject to change by the government. The PC suggests that residents considering altering their property should visit the Planning Portal website and check with the Planning Authority (ESC) for the most up-to-date information – see below.

Links to Web Pages

Here are some useful links for additional information:

<https://publicaccess.eastsuffolk.gov.uk/online-applications/>

<https://www.eastsuffolk.gov.uk/planning/planning-applications-and-enforcement/find-out-if-you-need-planning-permission/>

<https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Policy-and-Local-Plans/Suffolk-Coastal-Local-Plan/Adopted-Suffolk-Coastal-Local-Plan/East-Suffolk-Council-Suffolk-Coastal-Local-Plan.pdf>

<https://www.planningportal.co.uk/>

<https://www.suffolkcoastandheaths.org/managing/planning/>