



# Waldringfield Parish Council

Parish Clerk: Rebecca Todd  
5 St George's Terrace, Church Road,  
Felixstowe, Suffolk IP11 9ND  
Email: [pc.waldringfield@googlemail.com](mailto:pc.waldringfield@googlemail.com)  
Telephone: 01394 271551  
Website: [www.waldringfield.onesuffolk.net/parish-council](http://www.waldringfield.onesuffolk.net/parish-council)

## 1825 Minutes of the Extraordinary Parish Council Meeting held on Tuesday 1<sup>st</sup> December 2020

**In attendance (via video conferencing):** Councillors Kay, Elliot, Gold, Lyon, Reid, Doyle, Beaumont and Quick  
1 member of the public

**Clerk:** Rebecca Todd

1. To **RECEIVE** apologies for absence – Cllr Archer (illness), SCC Cllr O'Brien, ESC Cllr Allen
2. To **RECEIVE** declarations of interest – Cllr Kay declared a pecuniary interest as a neighbour of Gorse Farm (item 4). With agreement from other councillors, Cllr Kay proposed that – as facilitator of the virtual (Zoom) meeting – he would mute himself and blank his screen when the relevant item was to be discussed. However, it was agreed that Cllr Kay would be able to be prompted to display supporting documents on screen, when requested by other councillors.

To **RECEIVE** delegated Declaration of Interest Dispensation decisions or **APPROVE** non-delegated DPI dispensations requested by a councillor – none.

### **Parish Issues – An opportunity for parishioners to bring matters to the attention of the Parish Council and for parishioners to seek guidance from the Council.**

As the resident present wished to make points relevant to Gorse Farm, it was agreed that they would be asked to speak under the item when discussed. At this point, Cllr Kay explained to new councillors the reasoning behind extraordinary meetings; sometimes planning applications are received between meetings but the statutory consultation period is only 21 days. Cllr Elliot explained that all council meetings need to be held in public, and Cllr Reid added that this allows applicants and neighbours the opportunity to speak.

3. To **APPROVE** the minutes of the Parish Council meeting held on **10<sup>th</sup> November 2020**. Cllr Kay proposed acceptance, seconded by Cllr Gold and agreed by all councillors who were in attendance.
4. To **CONSIDER** Planning Applications for **COMMENTS:**

**DC/20/4516/TPO Trees in the vicinity of Waldringfield Sailing Club.** Lime T2 – to remove two lowest branches, one over sailing club, one on opposite side to balance tree, smaller branches over sailing club, reduce by half, crown lift to first major fork, all to reduce overshadowing. Oak in W2 – to remove two lowest branches and major deadwood, to reduce risk to path and hut users below. Case Officer Nick Newton. Expiry date 2<sup>nd</sup> December (extension granted to WPC until 8<sup>th</sup> December). Cllr Elliot spoke through the Planning Group's recommendation, which was based on the Tree Warden's report. The Planning Group thought the proposed cutting would have a negative impact on the surrounding area, as well as on the trees themselves. Councillors thanked the Tree Warden for her very thorough report.

Cllr Lyon expressed some concern that WPC might be held responsible should any retained growth prove to be dangerous. Cllr Kay pointed out that WPC will not be making a decision, only a recommendation; the Tree Warden recommends removal of only the dead wood – other branches are not considered to be dangerous. Councillors noted that the reason given for the proposed work to the lime was to merely reduce shading. Cllr Reid proposed that WPC supports the comments of the Tree Warden and objects to the application, which was seconded by Cllr Quick and agreed by all.

**DC/20/4566/CLE Gorse Farm, Newbourne Road, Waldringfield** – Certificate of Lawful Use (Existing). Removal of Condition 2 of E/3086/4. Case Officer Natalie Webb. Expiry date 7<sup>th</sup> December (extension granted to WPC until 10<sup>th</sup> December). Before discussion commenced, Cllr Kay muted himself and blanked his screen. Cllr Elliot spoke through the report produced by the Planning Group, explaining the context of the application; it is a legal process rather than a planning application per se. The original planning permission for the property of Gorse Farm included an agricultural occupation condition, which the applicant is applying to have removed. The applicant's previous application for the certificate of lawful use was not granted due to a lack of evidence supplied. Cllr Elliot showed councillors the supporting documents now supplied, illustrating why the Planning Group believes them to be inaccurate. The site location plan includes a pink area pertaining to be the house and curtilage (to which this application for a certificate of lawful use

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relates), however, the hatched area highlighted by Cllr Elliot is not part of Gorse Farm. Cllr Elliot showed the Land Registry document which illustrates the correct curtilage. The agricultural area shown in blue on the site location plan does not include the piggeries. The covering letter states that the applicant was unaware of the agricultural occupation condition when the property was purchased, however, Cllr Elliot showed councillors a copy of sale particulars from July 2002, which includes details of the planning condition.

At this point, the resident present was invited to speak. They voiced their concerns about the removal of the agricultural condition leading to possible development of the site.

Cllr Reid proposed that WPC objects to the application and uses the Planning Group's comments as the basis of its response, which was seconded by Cllr Lyon and agreed by all councillors (with Cllr Kay abstaining). After a vote was taken, Cllr Kay fully returned to the meeting.

To **NOTE** any application decisions received – see separate list. Noted.

To **RECEIVE** any other planning information. None received.

To **CONSIDER** and **AGREE** a response to the ESC planning consultations:

Community Involvement

Cycling & Walking Strategy

Recreation Disturbance Avoidance & Mitigation Strategy

Comments by 7<sup>th</sup> December.

Councillors considered the Statement of Community Involvement. For future reference and ease of use, the Clerk was asked to request two hard copies. Cllr Kay thought that there did not seem to be much difference to current practice; the document explains the planning process. Cllr Elliot thought the document to provide much useful information, such as clearly explaining the difference between material and non-material considerations. However, Cllr Elliot found the related consultation questionnaire did not marry with the document and required a login before allowing access to the questions. Both Cllrs Kay and Elliot, while considering the document to be comprehensive, voiced concerns that the Government Planning White Paper may lead to planning law changes and, therefore, the document becoming irrelevant. Cllr Elliot suggested adding comments to a PDF or an interactive map is not best practice for a Parish Council to respond to consultations, which was supported by other councillors (who agreed that this is a better approach for individual responses); the Clerk was asked to send a response to that effect, but also noting that the document is clearly written, comprehensive and useful.

The Cycling & Walking Strategy was considered. Cllr Elliot suggested that WPC should show support for the Coastal Path in its response (which would allow people to walk from Felixstowe to Woodbridge), since the Parish Plan questionnaire results showed more than 80% of residents were in favour. All councillors agreed with this comment.

Cllr Reid proposed that, in its response, WPC suggests a bridleway/footpath connection from Brightwell Lakes to Waldringfield, allowing people to avoid roads; other councillors supported this suggestion. Cllr Elliot proposed that ESC undertakes a publicity exercise to educate people about the difference between footpaths and bridleways. Cllr Reid suggested that councillors might read the national footpath and cycling document, which makes clear that the two modes of transport require different approaches and differentiation (for example, separate crossings).

Cllr Kay highlighted a comment already posted on the interactive consultation document, regarding the provision of toilets in Waldringfield. There was some discussion. Cllr Kay said he did not believe the Maybush should be compelled to provide toilet facilities, as suggested, however he and all councillors felt toilet facilities to be important. Cllr Reid suggested toilet facilities should be incorporated into the complete ESC strategy. Cllr Doyle thought bins to be equally important on walking routes. It was agreed that Cllr Kay would compose a response to be circulated to other councillors for agreement.

The Recreation Disturbance Avoidance & Mitigation Strategy was considered. Cllr Elliot highlighted that the Government Planning White Paper may lead to a removal of processes, with only one proposed sustainability assessment. Cllr Reid pointed out the two proposed zones – Zone A (Ipswich/Felixstowe) and Zone B (including Waldringfield). Zone A will include a one-off mitigation payment (per building) of £121.89 and Zone B a fee of £321.22. Cllr Reid suggested WPC's response stresses the importance of the mitigation and Waldringfield remaining in Zone B. Cllr Reid believed there should be greater thought about annual revenue towards mitigation, rather than one-off fees. Cllr Elliot highlighted that European directives referred to will no longer apply from January 2021. The document does not refer to the legal framework which will take the place of the

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EU directives. Councillors were in general agreement that mitigation doesn't avoid problems (such as the pressures on popular recreational areas such as Waldringfield). It was agreed that Cllrs Kay and Elliot would compose a response for agreement by other councillors.

- 5. To **CONSIDER** a response to the Standards in Public Life consultation (NALC deadline 4th December, government deadline 18th December). There was some general discussion about recent news events relating to conduct in public life. Councillors questioned what a response by WPC would achieve. WPC councillors follow the principles of public life. Cllr Kay thought that WPC should respond but any response should be apolitical. Cllr Reid volunteered to compose a response and circulate to other councillors, which was agreed. Cllr Reid suggested that the Clerk sends the link to the public survey on gov.uk to Waldringfielders, as consultation is an important process in which individuals have the right to participate.

**The Chair closed the meeting at 21.10pm.**

### REVIEW OF ACTION POINTS FROM THE MEETING

**Planning Applications** – Cllr Elliot to forward the Planning Group's comments and supporting documents for the Clerk to send to Planning. TPO deadline 2<sup>nd</sup> December (8<sup>th</sup> December using extension). Gorse Farm deadline 7<sup>th</sup> December (10<sup>th</sup> December using extension).

**Statement of Community Involvement** – the Clerk to request 2 hard copies and send a response reflecting councillors' comments during the meeting (ie praising the thorough document but suggesting interactive maps are not suitable for Parish Council responses). Deadline 7<sup>th</sup> December.

**Cycling & Walking Strategy** – Cllr Kay to draft a response for agreement by other councillors. This will reflect comments made during the meeting (ie coastal path, bridleway/footpath connections between Brightwell Lakes and Waldringfield, publicity exercise about different paths, importance of public toilets, provision of bins). Deadline 7<sup>th</sup> December.

**Recreation Disturbance Avoidance & Mitigation Strategy** – Cllrs Kay and Elliot to draft a response for agreement by other councillors (to stress the importance of mitigation measures). Deadline 7<sup>th</sup> December.

**Standards in Public Life Consultation** – Cllr Reid to draft a response for agreement by other councillors. NALC deadline 4<sup>th</sup> December, gov.uk deadline 18<sup>th</sup> December.

**SUPPORTING DOCUMENTS**

**ITEM 4**

To **NOTE** any application decisions received.

**DC/20/3416/DRC Land South West of Maybush Inn, Cliff Road, Waldringfield** – Discharge of Conditions Nos 6, 10 & 11 on application DC/18/0684/FUL. A modest single storey, 2 bed-roomed unit with a floor area of 80m2, to be let as holiday accommodation. Designed to sit comfortably within the landscape and taking design cues from boatyard vernacular, positioned within boat storage facility. Application permitted.