



Waldringfield Parish Council

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1836 Minutes of the Extraordinary Parish Council Meeting held on Tuesday 26th January 2021

In attendance (via video conferencing): Councillors Kay, Elliot, Gold, Lyon, Reid, Archer, Quick, Doyle and Beaumont; 7 members of the public

Clerk: Rebecca Todd

1. To **RECEIVE** apologies for absence – ESC Cllr Allen.
2. To **RECEIVE** declarations of interest – non-pecuniary interests were declared by Cllrs Kay, Reid, Quick and Doyle, as members of Greener Waldringfield.

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.

Cllr Kay permitted members of the public present to speak under relevant items.

3. To **APPROVE** the minutes of the Parish Council meeting held on **12th January 2021**. 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/20/5102/FUL Land Off Ipswich Road, Brightwell, IP10 OBJ – Change of use of land for siting of 35 static units, 20 touring caravan pitches and 10 yurts. Erection of office building and amenity block. Comments by 4th February. Case Officer Rachel Lambert.

Cllr Elliot provided a summary of the previous application for this site (for log cabins), which was submitted approximately 15 years ago and refused by the Planning Inspector. Cllr Elliot acknowledged the planning system has changed and the area has a new Local Plan. While the Local Plan supports tourism, this site is not specified for development, it is outside of settlement boundaries and Cllr Elliot believes it to be unsustainable. Cllr Elliot highlighted the previous findings of the Planning Inspector, who detailed the potential impact of a development on the AONB. Cllr Elliot suggested the design plans for this application are not of a high standard, as required, and do not fulfil the RAMSAR development criteria. Cllr Elliot highlighted the already evident impact of increased visitor numbers on the fragile salt marsh, and stressed the need for a Habitats Regulations Assessment. Cllr Elliot suggested the SANG (Suitable Alternative Natural Greenspace) provision – a small area of grass – is not suitable mitigation, and thought the proposed development is crowded and unattractive, with views of wind turbines and solar panels. Cllr Elliot suggested that little on-site provision will lead to multiple visits to Waldringfield.

Cllr Elliot clarified to those present that 'presumption in favour' of sustainable development does not apply when there is significant impact on an AONB, SSSI, RAMSAR or SPA. There is no identifiable need, as the numerous holiday parks in the area are not at capacity. Cllr Elliot also suggested any small financial gain would be greatly outweighed by the negative impacts from the development. The site is remote from local amenities, with no sustainable links (one bus service a day). The developer has not shown a viable or sufficient year-round footpath. Cllr Elliot spoke of the developer's transport assessment, which uses data from sites which are not comparable; the other sites have a host of on-site facilities, whereas this application has no provision (other than a small area of grass and a toilet and shower block), which will lead to much greater car use. Cllr Gold suggested that a similar site to the proposed, in Newbourne, has already led to an increased impact on Newbourne Springs.

Cllr Elliot detailed a list of the policies to which the application does not conform. Cllr Kay highlighted concerns about light pollution, inadequate screening, impact on wildlife, congestion (which will increase with Brightwell Lakes), the number of cars generated by visiting towing caravans, and the suggestion of semi-permanent residency (if the requested relaxation of the 56-day rule is accepted). Cllr Elliot said that if the proposed holiday units are to be lived in, other housing policies must be adhered to. Cllr Reid suggested WPC's response should highlight the number of other holiday sites listed by Cllr Kay, and highlight the cramped proposed site layout (this comment was widely supported). A member of the public permitted to speak compared the refused 2004/5 application with this one; the new application is for an area of approximately one-quarter of the

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size but only half the number of units. The person highlighted the applicant's suggestion that the site would not be viable without a relaxation of the 56-day rule. Councillors questioned whether members of the public generally holiday for more than 56 days in a year on one site. Cllr Reid questioned the suitability of the static units for longer-term occupation. The member of the public highlighted the driving distance from Ipswich Road to the yurts, at the bottom of the site, as being approximately 1 kilometre.

There was some discussion about the design of the static units. Councillors also questioned whether the transport assessment took into consideration the two proposed cars to each static unit (as shown on the plans), or the road access. Cllr Gold questioned the provision of only 8 storage spaces for cycles. A resident questioned where the water supply for the site would come from.

Cllr Kay proposed that WPC objects to the application for the reasons discussed, which was seconded by Cllr Reid and unanimously agreed. Cllr Elliot will draft a response for approval by councillors, which the Clerk will send to Planning.

To **MAKE ARRANGEMENTS** to deal with applications received after publication of this agenda. None.

To **NOTE** any application decisions received. None.

To **RECEIVE** any other planning information. No discussion.

5. To **CONSIDER** declaring a Climate and Ecological Emergency and to **DISCUSS** possible resulting actions. Cllr Kay invited members of the public to speak but requested comments to be focused on 'what does making a declaration mean to WPC and what can WPC do'. Cllr Lyon said that her understanding of the reasons behind declaring a Climate & Ecological Emergency was to encourage people to reduce their carbon footprint and to increase biodiversity, to mitigate globally in our own small way. Cllr Kay opined that WPC should not be 'reinventing the wheel', but rather could work in collaboration. Cllr Elliot suggested that now Greener Waldringfield has adopted a more formal footing (with a constitution), WPC councillors could be nominated as representatives on GW (in a similar way as WPC nominating a Village Hall Trustee), to act as a conduit of information sharing. Cllr Doyle informed others that Cllr Quick had been elected as Chair of GW, with herself (Cllr Doyle) elected as Vice-Chair. Cllrs Doyle and Quick said that GW runs its own local initiatives, but suggested that WPC could support GW with bigger issues, providing a means of working with councils and other parishes. Cllr Doyle proposed that GW and WPC could discuss who would steer a potential project. Cllr Quick suggested WPC could assist GW with such matters as transport issues and planning applications, as well as potentially providing a link between projects.

Cllr Quick informed councillors that GW has established a blog, providing helpful information. Cllr Elliot suggested Martlesham PC's climate action plan provides a good model on which to build. Cllr Kay highlighted WPC's powers to award grants. Cllr Quick suggested that grant money may enable information-sharing in the form of printed leaflets. Cllr Reid said that GW had previously produced a directory, which might benefit from updating. The Clerk highlighted the ability for local groups to provide copy for the quarterly parish newsletter. She also suggested that GW might provide potential advertising contacts (ie environmentally-friendly products or services), which would provide revenue towards printing costs. Cllr Doyle suggested that WPC can provide broader goals, while GW can support people practically. Cllr Quick informed councillors that GW is developing a website. Cllr Kay suggested that relevant information acquired by WPC could be shared with GW (ie Government consultations or schemes).

Cllr Lyon shared her concerns that WPC meetings do not provide sufficient time to discuss issues or follow up on matters (ie Parish Plan). She suggested that WPC must concentrate its efforts. Cllr Kay suggested that GW could do most of the 'legwork', with WPC supporting where appropriate. Cllr Quick highlighted active members of GW, who drive ideas forward. Cllr Elliot suggested that GW could produce a short report or 10-minute update to be considered on alternate WPC agendas, specifying where WPC might assist or support.

A resident said that GW wishes to put together a plan; perhaps WPC could co-ordinate proposed actions or work with other parishes. The Wildlife Group will focus on biodiversity and ecological issues. The resident suggested that WPC might support less severe hedgerow cutting, and could assist with the establishment of allotments, as approximately 14 residents have now requested one. Cllr Reid supported the need for allotments, stressing an increased sense of urgency. Cllr Quick informed councillors that allotments are one of GW's main focuses.

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It was proposed that Cllrs Quick and Doyle act as WPC liaisons on GW, feeding information to GW from WPC sources such as ESC, SCC, SALC and NALC. Cllr Reid stressed that it is important to recognise that WPC and GW are entirely separate organisations with independent aims and responsibilities. Occasions may arise when those who are members of both organisations will have to manage potential conflicts of interest. There was a consensus that WPC and GW should be kept as separate organisations, cooperating when in agreement. WPC will be under no obligation to support everything that GW says or does, and GW will not be controlled by WPC. Cllrs Quick and Doyle were reminded to declare non-pecuniary interests in GW.

Cllr Kay proposed that WPC declares a Climate & Ecological Emergency, which was seconded by Cllr Quick and agreed by all councillors.

Relevant to actions to support such a declaration, Cllr Gold suggested that the Clerk writes to ESC Planning to express disappointment that WPC's recommended conditions on the approval of the recent Cadges Cave planning application (low level exterior lighting and the installation of swift bricks) were not applied by ESC, which has itself declared a Climate Emergency. Councillors supported this suggestion and requested the Clerk to copy in WPC's ESC Cllrs, Head of Planning Philip Ridley, Cllr James Mallinder (as Cabinet Member for the Environment) and MP Therese Coffey.

- 6. **PARISH MATTERS** for the next meeting. Cllr Quick requested discussion about the possible adoption of the BT phone box in Mill Road.

The Chair closed the meeting at 21.16pm.

REVIEW OF ACTION POINTS FROM THE MEETING

DC/20/5102/FUL Land Off Ipswich Road, Brightwell – Cllr Elliot to draft a response for councillors to agree; the Clerk to send to ESC Planning.

Climate & Ecological Emergency – Cllrs Quick and Doyle to act as liaisons between WPC and Greener Waldringfield. The Clerk to add relevant agenda items for discussion, when requested. The Clerk to write to ESC Planning (copying in ESC Cllrs, Philip Ridley, James Mallinder & Therese Coffey) to express disappointment about the non-application of proposed conditions on Cadges Cave.