



Waldringfield Parish Council

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Minutes of the Extraordinary Parish Council Meeting held on Tuesday 22 February 2022

In attendance: Councillors Kay, Lyon, Gold, Elliot, Quick, Beaumont, Reid

Members of the public : none

Clerk: Jennifer Shone-Tribley

Meeting opened 16:01pm

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1. To RECEIVE apologies for absence – Cllrs Doyle and Archer

2. To RECEIVE declarations of interest

None received

To RECEIVE delegated Declaration of Interest Dispensation decisions or APPROVE non-delegated DPI dispensations requested by councillors:

None declared

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.

No members of the public in attendance

3. To **APPROVE** the minutes of the Parish Council Meeting held on **08 February 2022**.

Motion to accept minutes – proposed: Cllr Kay; Seconded Cllr Elliot; - all in favour

4. To **CONSIDER** Planning Applications for **COMMENTS:**

DC/22/0223/VOC | Variation of Condition No. 2 of DC/21/4267/FUL - Replacement dwelling, cart lodge And studio - new drawing 875-01 - plans and elevations which show the straightening up of the south boundary rather than it go in and out. This lead to a loss of a window and 3 skylights so I have merged and enlarged the skylights along the south hip to two 3m sections and increased the glazed double door width from 2m to 3m. There are also minor changes to the other elevations. Removal of North Ground - Wet room & WC - so now just 2 windows instead of 4. Removal of East 1st Corner window - this was not cost effective. East Ground - swapping of windows around and a 1m x 800mm skylight above kitchen. Addition of South 1st floor small wc window adj to landing window to be opaque as per other windows on that aspect. All sky lights will have electric black out blinds so 'dark skies' will be honoured | Elm Cottage Sandy Lane Waldringfield IP12 4QY: Planning Officer Mark Brands – **Comments Deadline 24 February 2022**

Clerk noted that a revised comments date of 03 March was received 21.02.22.

Cllr Elliot presented on behalf of the planning group. They identified it was difficult to navigate the attachments as they don't all relate to the variation.

Cllr Elliot went through the approved design and outlined for councillors the changes proposed. A blank space in the dwelling plans is being filled in with increased fenestration. Reviewing this – the planning group did not feel this was a significant concern.

Cart lodge on the approved drawings was a low level structure -an open cart lodge and cycle store located to the right of the front garden.

The new block plan shows the proposed cart lodge is no longer present and a boat store is now on the opposite side of the front garden. New drawings show a closed-in boat store with intricate pitched roofs located to the left of front garden.

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The planning group noted the lack of an appropriate drawing to show a front elevation view in relation to the dwelling (showing the new proposed building in situ).

Cllrs discussed that the approved drawings show the cart lodge is a mono roof, and not very high. This structure was approved. The new boat store is shown in the block plans and a design drawing. These were reviewed by Cllrs.

Cllrs discussed the application at length including the potential (and impact) of the boat store being significantly higher than the Cart Lodge approved and issues surrounding the new location including the northern boundary property and reasons provided by the resident to a councillor for consideration.

Cllr Elliot advised the planning group are unable to see the front elevation in provided drawings and there is no elevation to describe the new boat store –which appears to be higher and more substantial than the Cart Lodge approved.

The planning group recommended that the WPC have no objection to dwelling amendments but are unable to recommend approval of the boat store as they do not have sufficient information make a determination. As such, it was recommended the WPC not support the application and request elevation drawings including the boat store in relation to the dwelling.

Motion to respond to the application as recommended by the planning group: Proposed: Cllr Kay; Seconded: Cllr Gold – all in favour.

DC/21/4004/ARM | Approval of reserved matters - the construction of 119 dwellings (including 34 affordable houses), associated works, landscaping and infrastructure for Phase E1, together with details of Green Infrastructure relating to the adjoining part of the southern boundary (Ipswich Road) SANG - on DC/20/1234/VOC. | Land To The South And East Of Adastral Park – Planning Officer Rachel Lambert – **Comments deadline 28 February 2022.**

DC/21/4005/ARM | Approval of reserved matters - the construction of three dwellings together with associated works, landscaping and infrastructure for Brightwell Lakes (Phase E1a) - on DC/20/1234/VOC. | Land To The South And East Of Adastral Park – Planning Officer Rachel Lambert - **Comments Deadline 28 February 2022**

Cllr Elliot presented on behalf of Cllrs who reviewed these documents. The Cllrs reviewed the additional documents that had been added to these applications. These are revisions to original documents submitted and, in some cases, new documents. The Cllrs, due to the volume of documents, assessed the new submissions in relation to the WPC’s response to the ARMs as these were the issues of concern.

Access issues were a concern in the WPCs first response as it was undefined. These specific ARMs refer to E1 and E1A. New documents make clear that the main entrance to the quarry will be the construction traffic main access – and will be the residents’ main access upon completion. During construction, this access will likely remain to the existing before being brought to adoption standards for resident access.

EV Charging points – No new or supporting documents have been added on this point. Cllr Elliot advised evidence at the forum meeting (07 February) suggested that there was a commitment to install these points in every free-standing house (not for the flats), but the substation (in Felixstowe) needs to be able to support them. There was a commitment to lay all required cabling regardless. Review of the new documentation provides no supporting documents to confirm these commitments. The existing requirement in documentation is the outline planning consent which states it is only required from 1000th dwelling but this has been overtaken by announced changes in law.

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Street lighting – A condition of the outline application was to submit an external lighting plan. This is now submitted. Cllrs were unable to evaluate if they are technically correct – but can advise

that the plans appear to have complied with technical requirements. Cllrs noted that there is different lighting in different areas, indicating consideration had been given to the lighting environments and the green spaces.

Construction phases –There was a concern in the WPC response provided, that there was no construction management plan. Cllrs noted that this is not a requirement at this stage of development, but it remains absent from the ARM documents. The information provided at the forum advised that that while the initial work is being undertaken, plant would be delivered through the quarry entrance and then there will be a lull in traffic for a period as work will be on site. Later in the discussion, a reference to the DC/21/5740/DRC indicated that this application contained the Construction Management Plan.

Car parking –The WPC raised issues regarding the design of parking courts, primarily on plots W1 & W1a. Parking away from individual dwellings on plots E1 & E1a are now shown with inline parking bays abutting open green space. Cllrs reviewed the revised drawings. In this regard to the E1 plot specifically, Cllrs did not feel there were any design issues to comment on.

Energy Efficiency – There are no documents in the ARM to support energy efficiency measures. The forum meeting discussed a commitment to a variety of measures such as air heat pumps, solar panels and triple glazed windows. Cllrs thought that a planning statement could support these commitments.

Phasing and timing – Cllr noted no new or updated documents associated with the ARM detailing planned construction, however the new Taylor Wimpey Brightwell Lakes website has detailed documents that outline the timing quite clearly.

Cllrs discussed the extant ARM applications submitted by CEG, including one regarding the SANG some time ago. This was clarified at the forum that the Planning Committee has delegated the authority to the Head of Planning to approve any amendments to those those ARMs.

Phase E1a – the WPC raise issues around earlier documents that showed plot E1A had 9 homes but some showed E1A had three homes. This has now been clarified - it is 3 show homes.

Cllrs asked if materials for the construction had been decided. Cllr Elliot noted the original response from the Conservation Officer had provided feedback addressing these matters, which the WPC supports; the Conservation Officer has also commented on the recent, updated documents from Taylor Wimpey. The current agreed materials were reviewed by Cllrs.

Landscape and Arboriculture –There are now new documents that the Tree warden is reviewing prior to a response on this issue.

Additional observations: -Ecology Part 2: Environmental Action Plan has been updated – this includes the “Landscape and Ecology Management Plan (LEMP)” which commits to produce targets and associated drawings (location and box design) for nest boxes for swifts, starlings and house sparrows and roosting boxes for bats (to include two pill boxes for bat roosts). This binds them to provide everything noted in the report. It also outlines how they are dealing with the badger sets and other wildlife. They are suggesting bee bricks- which Cllrs noted requires enough wild vegetation to make this worthwhile. This report was noted as an integral part of the planning approval process.

Cllrs commented that when build starts there will be considerable rubbish, mud on the road, rubbish in the wind etc.and asked if there was method statement available that addressed this? Cllrs also noted that the A14 was littered with building rubbish (sacs etc) recently with the new

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builds going on in Felixstowe and there was concern not only for building waste but workers waste.

Volunteers undertook a little pick recently and observed the amount of litter is already large. Building teams as well as the construction itself will generate even more. Cllr Elliot suggested this would be an ideal issue to raise at the forum. It was also noted that it will also become too dangerous for the volunteers to undertake future litter picks with the construction traffic.

Cllrs noted that ESC had these new documents available on the website on the 2nd of February – however consultation was only notified on 14th Feb – and only for 14 days. This is noted as a concern.

Cllrs reviewed the Waldringfield boundary area in relation to the site. The vast majority of the development is in Martlesham, who have suggested the boundary should be changed to reflect this development as Martlesham only. ESC has not agreed to this, and Waldringfield remains a statutory consultee.

Cllrs also raised the issue of a cycle/walking strategy – for example is there a foot path to Waldringfield should this be needed eg: if the new school becomes Waldringfield's catchment area. It was noted this can be addressed through the forum. Footpaths and Bridleways are being maintained (while temporarily closed due to construction) - there is a map available of those being preserved and on-going connectivity. Additionally, the British Horse Association is discussing the issue of Bridleways directly with Taylor Wimpey.

Cllrs agreed to respond as outlined in the discussions above. Proposed – Cllr Reid; Cllr Lyon – all in favour.

Cllrs suggested and agreed that an update on the development should form part of the Annual Parish Meeting.

To **MAKE ARRANGEMENTS** to deal with applications received after publication of this agenda.

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

DC/21/5069/FUL | The Parish Council has assembled funds to purchase Three new pieces of equipment for the children's playing field. As well as an inclusive roundabout and basket swing we plan to install a climbing net suspended from a single 5 m high pole to provide an enjoyable challenge for older children. | Playing Field On Corner Of School Road And Cliff Road Waldringfield Suffolk **Application approved**

Noted by Cllrs

To **RECEIVE** any other planning information.

DC/21/5740/DRC | Discharge of Condition(s) 18 (construction management plan), 28b (tree protection strategy), 29 (earthworks strategy plan), 45 (archaeological mitigation strategy), & 57 (invasive species method statement) on DC/20/1234/VOC. | Land East Of Adastral Park Martlesham Heath Martlesham Suffolk Planning Officer Ben Woolnough – **Comments deadline 09 March 2022**

As it was noted by the Planning Officer that consultation is not normally undertaken on DRC's Cllrs discussed if there were any reports that required review, and thus adding to the March agenda. As the construction management plan is listed – Cllrs agreed to review this in March.

Eureka – it is noted by Cllrs that this construction has resumed. It appears to be a different contractor who have begun to resume the build and advise should be completed by April.

Treebilee – The Treebilee oak tree is being collected. Tree Warden requested of council - can it be planted. Cllrs agreed that as the location is agreed, planting it would be desirable. Protection

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for the tree was discussed at length and agreement to funding its protection in consultation with the Tree Warden will be considered in a future meeting.

Cllr Reid reminded council of their previous agreement to pursue a sign at the Heath regarding the AONB. This was delayed at the time of the council's agreement by the AONB. Cllr Reid requested permission to write again as previously agreed to secure a sign. Cllrs agreed.

- 5. PARISH MATTERS** for the next meeting.
AONB – update on sign.

Meeting closed 17.33pm