



Waldringfield Parish Council

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Minutes of the Extraordinary Parish Council Meeting held on Wednesday 27 April 2022

In attendance: Councillors Lyon, Elliot, Gold, Reid

Members of the public: none

Clerk: Jennifer Shone-Tribley

Meeting opened 16:00pm

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1. To **RECEIVE** apologies for absence – Cllrs Kay, Beaumont and Archer
Not in attendance Cllr Quick.

2. To **RECEIVE** declarations of interest
None declared

To **RECEIVE** delegated Declaration of Interest Dispensation decisions or **APPROVE** non-delegated DPI dispensations requested by councillors:
None received.

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 present

4. To **APPROVE** the minutes of the Extraordinary Parish Council meeting held on **25 March 2022.**

Proposed: Cllr Lyon; seconded Cllr Reid; all in favour

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

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 (Submission of connectivity plan relating to Condition 11)– **Planning Officer Rachel Lambert; Comments Deadline 29 April 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 (Submission of connectivity plan relating to Condition 11)– **Planning Officer Rachel Lambert; Comments Deadline 29 April 2022**

Cllr Elliot presented background for the Cllrs consideration. Under Condition 11 – the applicant is to provide an access strategy citing site access points and details of pedestrian and cycle routes.

The connectivity plan was reviewed with Councillors and discussed alongside the original plan showing the routes approved under the outline planning consent. The "new" connectivity plan did not show the whole site and showed only the cycle & pedestrian routes to the main access points of the site including those currently in existence. It did not show general connectivity to the rest of the site nor to the wider PROW network. Cllrs noted the email submission from a member of the public regarding bridleways.

Cllrs agreed more detailed plans were required of how the proposed site route types and the improved connections connect to the existing paths in the wider community, and how they connect on site.

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Propose to respond to the application as above – proposed Cllr Reid, seconded Cllr Gold - All in favour

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 29 April 2022**

Cllr Elliot provided background for Cllrs consideration. Without guidance from the Planning Officer (which was sought and not received by the meeting date) on the documents that are the subject of this consultation, it was not possible to comment.

Motion to respond that the Council is unable to comment as no guidance on the subject of the consultation was provided.

Proposed – Cllr Lyon, Seconded – Cllr Elliot – all in favour.

To **APPROVE** response to the Community Governance Review - Boundary Changes

Cllrs reviewed the submission from ESC regarding boundary amendments. Cllr Eliot reminded Cllrs that in 2019 a similar boundary amendment was considered by the WPC, and at that time, the WPC responded that it opposed any change. It was also noted this was not a formal consultation, and there continues to be opportunity to respond to the proposals through the formal consultation process that will follow.

Motion to approve the response: Proposed – Cllr Elliot; Seconded- Cllr Lyon - All in favour

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

None received

To **NOTE** and **DISCUSS** outcome of ENF/22/0039/COND

Cllrs discussed the outcome provided by D. Starkey, and Cllrs were in agreement that this was an unsatisfactory outcome; as it is apparent that although retention of the oak tree was included in a planning condition, the tree was not protected by a TPO and no action could be taken. The condition was in effect "non enforceable". Cllrs agreed that this was very disappointing and that the WPC needs to therefore become more involved in the protection of amenity trees specifically within the confines of any future planning application. It was agreed to place this issue as an agenda item at the next Council meeting to discuss protocols and possible partners to support the WPC in this endeavour.

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

Cllrs noted approved applications listed in the Supporting Documents

To **RECEIVE** any other planning information.

Nothing further items to discuss.

6. To **CONSIDER** and **APPROVE** response to the Walk Barn public consultation

A pre-application consultation pamphlet and an invitation to respond was received by the WPC and was also distributed to residents within 1 mile of the proposed site.

Cllr Elliot presented some background for Cllrs consideration. The Foxburrow Farm solar park application (DC/13/2252/FUL) was reviewed to provide context to the existing proposal.

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Cllrs reviewed the site proposal maps. It is noted that there is a footpath travelling through and/or around the proposed site (its location was not indicated on the proposal maps). The site is also very open and visible from both Ipswich Road and Newbourne Road, and is immediately adjacent to the AONB and Newbourne Springs. Comparing the proposals to Foxburrow (DC/13/2252/FUL) – it appears this site is larger in number of panels and panels are suggested to be larger (4m as opposed to 2.9m on the Foxburrow site). Accesses are also proposed on Ipswich Road and Newbourne Road – concerns exist at both locations. Cllrs raised concerns that this is agricultural land, which will be lost. There are additional concerns about Brightwell Lakes and the increased development further encroaching to the AONB.

Cllrs did acknowledge support for green energy, but noted the existing windmills and solar farm.

Cllrs agreed that concerns are the immediate proximity to AONB, the size of the site, in addition to the size of the panels, loss of food production, loss of potential habitat and the cumulative impact of its proximity to the existing solar park and a very large new development, and a PROW that would need to be re-routed.

Motion to respond to the consultation that the WPC opposes the current proposal – Proposed : Cllr Gold Seconded: Cllr Lyon - all in favour.

7. **CLERK AND RFO REPORT**

To **CONSIDER** and **APPROVE** items of expenditure, and arrange for approval of BACS accordingly – see separate list.

Resolve to approve the payments list

Proposed: Cllr Reid; seconded: Cllr Gold - all in favour

BACS payments to be authorised by Cllr Reid and Elliot

Financial documents signed by Cllr Reid.

Other business discussed: Signage on the playing fields; Exiting enforcement issues that have not yet had a response and publication vehicles were discussed.

ACTION ITEMS

Planning: Clerk to file ARM responses by 29 April 2022 as approved

Enforcement: Clerk to add agenda item to next meeting to discuss a plan of action.

Clerk to Follow-up on enforcement ENF/22/0105/COND

Walk Barn: Clerk to respond to the consultation as approved by 06 May 2022

BACS: Cllrs Reid and Elliot to authorise payments as soon as possible

Public Communication: Clerk to add to May agenda.

Meeting closed : 17.29pm

SUPPORTING DOCUMENTS 27 April 2022

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

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

- Discharge of Condition No.4 of DC/20/2355/FUL - The proposal is to demolish the existing part two storey and part single storey house and construct a new house which is also part two storey and part single storey but with a larger two storey element. The footprint of the new house is predominantly within the footprint of the existing dwelling - contamination details - Quayside The Quay Waldringfield Woodbridge Suffolk IP12 4QZ

Ref. No: DC/21/5211/DRC | Received date: Thu 18 Nov 2021 | Status: **Application Permitted**
| Case Type: Planning Application

- Variation of Conditions 2 of DC/21/1744/VOC - (Variation of Condition No.s 2 on application DC/20/4155/FUL - Construction of new single storey entrance porch & rear single storey extension to form Kitchen/ Dining/ Seating area. Increase in ridge height & roof pitch to create 2no. bedrooms with family bathroom in the roof space. Replacement of existing garage flat roof with pitched roof. Elevational re-modelling replacement windows & overcladding.) - 7 Sunnyhill Waldringfield IP12 4QS

Ref. No: DC/21/5739/VOC | Received date: Thu 23 Dec 2021 | Status: **Application Permitted**
| Case Type: Planning Application

Discharge of Condition 12 of DC/21/4267/FUL - Replacement Dwelling, Cart Lodge And Studio - highways - Elm Cottage Sandy Lane Waldringfield IP12 4QY

Ref. No: DC/22/0206/DRC | Received date: Wed 19 Jan 2022 | Status: **Application Permitted**
| Case Type: Planning Application

- Variation of Condition No. 2 of DC/21/4267/FUL (Replacement Dwelling, Cart Lodge And Studio). Variations to include change of footprint of dwelling and amended fenestration arrangement on all elevations, amended vehicular access arrangements and alterations to the outbuilding in front garden amended in terms of size, appearance, position and indicated use (formerly cart lodge, now boathouse). - Elm Cottage Sandy Lane Waldringfield IP12 4QY

Ref. No: DC/22/0223/VOC | Received date: Wed 19 Jan 2022 | Status: **Application Permitted**
| Case Type: Planning Application

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Ref. No: DC/22/0760/FUL Proposed dormer - Riffhams Cliff Road Waldringfield Woodbridge Suffolk IP12 4QL

Ref. No: DC/22/0760/FUL | Received date: Thu 24 Feb 2022 | Status: **Application Permitted** | Case Type: Planning Application

To **APPROVE** response to the Community Governance Review - Boundary Changes

Email circulated to Councillors from Karen Last, Electoral Services Manager
East Suffolk Council

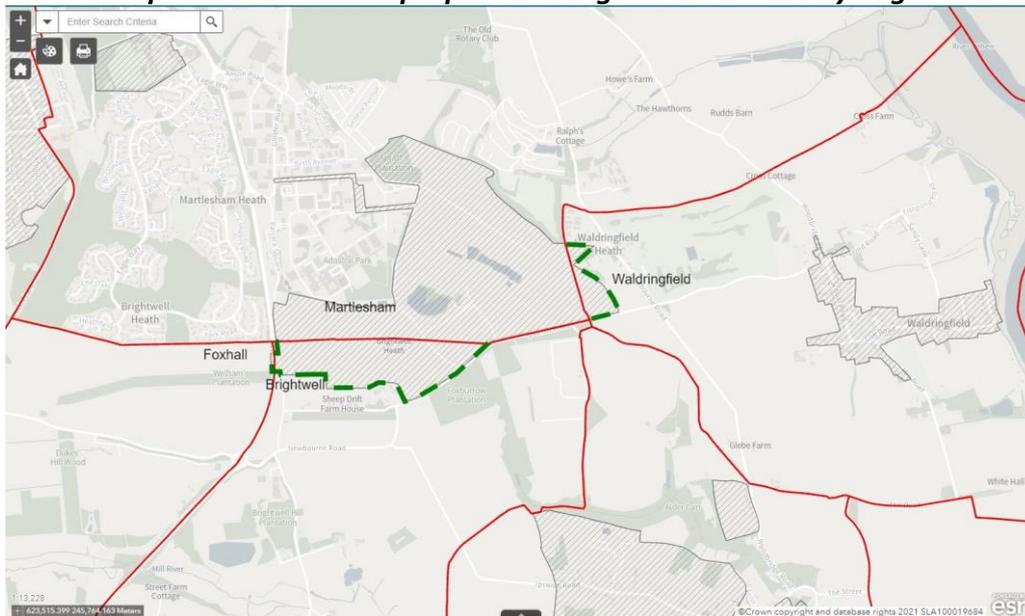
Good afternoon Jennifer,

As you know, we are currently carrying out a Community Governance Review (CGR) of East Suffolk.

The initial consultation period has now closed.

1. We have received response from Martlesham Parish Council requesting a boundary change between Martlesham and Waldringfield which would result in the Brightwell Lakes development sitting wholly within Martlesham Parish.

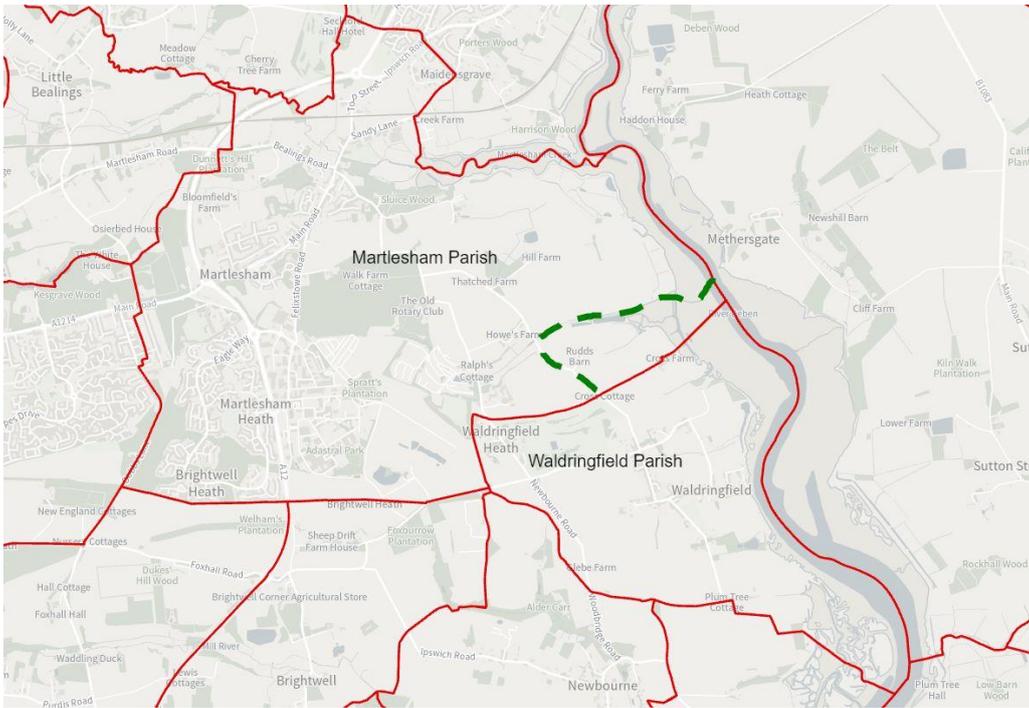
I have attached a map which shows the proposed change to the boundary in green.



2. We have also received a submission from the residents of Rudd's Barn in Martlesham. They have requested that the boundary is changed between Martlesham and Waldringfield to enable Rudd's Barn to fall within the Waldringfield parish. They feel that the area identifies more closely with the small rural parish of Waldringfield. They have also noted that they are much closer to the centre of Waldringfield than the heart of Martlesham.

I have attached a map which shows the proposed change to the boundary in green.

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These issues were discussed at our Member Working Group yesterday and the group are keen to hear the views of Martlesham (and Brightwell) Parish Council.

As the boundary between Martlesham and Waldringfield is also the District ward boundary (between Martlesham & Purdis Farm and Orwell & Villages) we would require consent from the Local Government Boundary Commission for England to alter these boundaries.

Please could you provide a response from the council to let us know whether Martlesham PC is supportive of the boundary change relating to Brightwell Lakes and the boundary change relating to Rudd's Barn.

Unfortunately the timescales are very tight for the CGR and we are due to have another meeting on 25 April before taking the initial recommendations to Council for approval.

*If you could respond by **22 April**, I would appreciate it.*

More information on the CGR can be found here: [East Suffolk Council Community Governance Review – 2021-2022 » East Suffolk Council](#)

The Clerk circulated a response (prior to this meeting) which stated:

"Given the very tight time constraints the Waldringfield Parish Council has not been able to meet to discuss this matter. In previous discussions, the WPC has expressed a wish to retain the boundaries as they are.

The Parish Council will, of course now discuss this issue again and we look forward to participating fully in the formal consultation process."

To **NOTE** and **DISCUSS** outcome of ENF/22/0039/COND
Outcome to Case Number: ENF/22/0039/COND - Circulated to Councillors 19.04.22
Dear Ms Shone-Tribley

Waldringfield Parish Council

Location:
High River View
Cliff Road
Waldringfield
Woodbridge
Suffolk
IP12 4QL

Possible Breach of Control: Removal of tree and root protection zone not being adhered to - DC/21/1382/FUL

I have now concluded my investigation into the above breach.

The site was visited on 17th February 2022 and the trees viewed and inspected.

At the time of my visit the tree and root protection was not in place and the owner was advised immediately of the breach of condition. They stopped work and stated they would install the tree and root protection as soon as possible. The site was revisited on 7th March 2022 to confirm the tree protection had been installed.

One tree at the front of the site has been removed. The Arboricultural Impact Assessment and Preliminary Method Statements approved as part of DC/21/1382/FUL state that all trees were to be retained during construction. The two retained trees are covered by TPO's. However, the tree that has been removed is not protected by a TPO or within a conservation area. Therefore, the removed tree does not benefit from any additional protection and the owner is able to remove the tree without the need for any further permission from East Suffolk Council.

I apologise for any inconvenience and distress this investigation may have caused you.

Regards



Dominic Starkey | Assistant Enforcement Officer

East Suffolk Council

07796672759

www.eastsuffolk.gov.uk www.eastsuffolk.meansbusiness.co.uk

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To **CONSIDER** and **APPROVE** the response to the Walk Barn Consultation – due 06 May 2022.

Waldringfield Parish Council

RECEIPTS LIST

Waldringfield Parish Council RECEIPTS LIST

Voucher Code	Date	Minute	Bank	Receipt No	Description	Supplier	VAT Type	Net	VAT	Total
I Bank Interest	13/04/2022		Ipswich Building Socie		Bank Interest	Ipswich Building Society	X	47.77		47.77
						Total		47.77		47.77