



# Waldringfield Parish Council

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## Minutes of the Extraordinary Parish Council Meeting held on Friday 23 August 2024

In attendance: Cllrs Elliot (Chair), Reid, Forsdike, Quick  
ESC Councillor Reeves

Members of the public : 1

Minutes: Cllr Reid

Meeting opened: 14:00pm

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1. **a. To RECEIVE and APPROVE apologies for absence**

Apologies were received from Cllrs Gold (family commitments), Kay (holiday), Shore (work commitments ) and the Clerk (work commitments).

Motion to **APPROVE** absences as noted above: Proposed Cllr Reid; Seconded Cllr Forsdike - all in favour.

2. **To RECEIVE declarations of interest**

None received.

**To RECEIVE delegated Declaration of Interest Dispensation decisions or APPROVE non-delegated DPI dispensations requested by a councillor.**

None received

3. **Public Participation - 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.**

The member of public wished to speak regarding the planning application under consideration at the meeting. The Chair agreed they may speak during the agenda item 6.

4. **To APPROVE the minutes of Parish Council meeting held on **13 August 2024****

Motion to **APPROVE** the Minutes of the Parish Council Meeting held 13 August 2024 – Proposed: Cllr Reid; Seconded Cllr Quick – all in favour of those who were present.

5. **To CO-OPT candidate to the Waldringfield Parish Council**

Motion to **Co-OPT** Jonathan Ramsay to the Waldringfield Parish– Proposed: Cllr Quick; Seconded Cllr Reid – all in favour.

6. **a. To CONSIDER Planning Applications for COMMENTS:**

**a.i) DC/24/2645/FUL** - Demolition of existing house and annexe and replacement with new house of similar size and location. Erection of additional boathouse with accommodation to first floor. (Self build). **Planning Officer – G.Heal; Consultation deadline 28 August.**

The notes prepared by WPC's planning group together with the application documents and plans were reviewed in detail.

Much detailed discussion was undertaken covering the prominent riverside location on the edge of the settlement boundary within the protected landscape, the scale and impact of the proposed

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development, the lack of boundary treatment detail and the very limited access for the construction supplies & vehicles. Councillors noted that the proposed jetty extended beyond the application site (for which permissions from river authorities may be needed). Councillors also noted that the development appeared not to be the applicants' sole or main residence.

The applicants' willingness to engage with the Council was much appreciated but Councillors considered that more information is required before a planning decision can be reached, specifically:

- a) A Landscape and Visual Impact Assessment.

The Council considers it essential that a Landscape and Visual Impact Assessment be submitted (as required by policy SCLP 10.4) as part of this application for further consultation prior to any decision by ESC. The Council was concerned about the scale and dominance of this proposal for a group of dwellings in this very sensitive position on the extreme boundary of the village and adjacent to a wildlife reserve and close to other protected sites. The proposed main house as currently designed would present an unrelieved unbroken frontage to the River Deben and would also be distractingly prominent when viewed from the approach along the public footpath – newly designated as the National Coastal Path.

and

- b) A construction Plan

Given the scale of the development and the groundworks involved together with restricted access to the site via the unsurfaced, narrow, unadopted Deben Lane with very tight turns at either end, we consider that a construction plan be submitted so that the viability of the construction requirements and their impact on local residents are considered before any planning consent is given.

Motion to respond with a **HOLDING OBJECTION** until an LVIA and a Construction Plan are submitted and further consulted upon. – Proposed by Cllr Reid and seconded by Cllr Forsdike – all in favour

Action: Clerk to submit response by deadline of August 28<sup>th</sup>.

**Meeting Closed 15.10 pm**

## **ACTION POINTS**

**Planning:** Clerk to submit greed response to the planning authority by 28 August 2024.

# Waldringfield Parish Council

## SUPPORTING DOCUMENTS 23 AUGUST

### ITEM 4

4. To **APPROVE** the minutes of the Parish Council meeting held on **13 August 2024**.  
Draft Minutes were circulated with these documents and are available on the website

### ITEM 5

5. To **CO-OPT** Candidate to the Waldringfield Parish Council

Jonathan Ramsay presented his Statement of interest at the Parish Council Meeting held on 13 August 2024, and attended this meeting. He further indicated his desire to join the council.

### ITEM 6

6. To **CONSIDER** Planning Applications for **COMMENTS**:  
**a.** DC/24/2645/FUL - Demolition of existing house and annexe and replacement with new house of similar size and location. Erection of additional boat house with accommodation to first floor. (Self build) – **Planning Officer – G Heal; Consultation deadline 28 August**