



Waldringfield

Parish Council

Parish Clerk: David Lines
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1663 Minutes of the Parish Council Meeting held on Wednesday 5th April 2017

Present: Councillors Kay, Videlo, Elliot, Matheson, Gold, Reid, Archer and Winship and 4 members of the public.

1. **APOLOGIES AND APPROVAL FOR ABSENCE OF PARISH COUNCILLORS - None**

2. **DECLARATIONS OF INTEREST- NONE**

To **RECEIVE** delegated Declaration of Interest Dispensation decisions or **APPROVE** such dispensation requests as needed – **NONE**

3. It was **RESOLVED TO ADOPT** the minutes of the Parish Council meeting held on 14th March 2017. Proposed by Cllr Kay, seconded by Cllr Elliot, **AGREED** by all present at the meeting.

4. **Matters for REPORT and REVIEW of ACTION POINTS:** It was agreed that this would be deferred until the next scheduled Parish Council Meeting.

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

17/1117/TPO Harbour View Cliff Road - To pollard Oak T1 to allow new crown to regenerate after previous high pollard caused poor crown regeneration
Following a site visit, a report from the Parish Council's Tree Warden and scrutiny of photographs of the tree, the Parish Council recommended **REFUSAL** of this application, on the grounds that further unnecessary damage will be caused, leading to potential disease and subsequent destruction. It believes that the shape and layout of the tree is in reasonable order and should not be disturbed

17/1050/FUL Debenfield Lodge School Lane - Proposed double garage, motor home and boat store

The Parish Council recommended **REFUSAL** of this application. It viewed the documentation provided as insufficient and inaccurate to make a reasonable considered decision. From a planning perspective, the obtrusive nature and scale of the development and its proximity to the countryside in an AONB are provided as reasons for refusal. Mitigating recommendations have also been put forward per the attached report and photograph

17/1145/FUL Cherry Oak Cliff Road - Single/two storey, rear/side extension to dwelling and new pitched roof to garage to incorporate storage area

The Parish Council recommended **REFUSAL** of this application, on the basis that the higher ground level of Cherry Oak exacerbates the scale of the development overlooking the neighbouring property, causing loss of privacy and outlook .

17/1200/VOC Church Farm Mill Road - Variation of Condition 3 of DC/15/1990/VOC – Variation of Condition 3 on C/12/0287 to vary plans to include drawings 06A and 08A incorporating garage. - Amendment to internal layout and fenestration of Barn 2, Condition 3 to be varied to include drawings 06Band 08B

The Parish Council had **NO OBJECTION** to the application

17/2020/FUL Glebe Farm, Newbourne Road - Construction of new vehicular access to serve agricultural building approved under planning permission C/08/1608

The Parish Council had **NO OBJECTION** to the application, but wishes to ensure protection of trees on the site

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- 5+ **17/1175/DRC Merryfield Mill Road - No mandatory consultation for WPC, but invited to make comments, if wished.**

Discharge of Conditions No 3, 5, 8, 9 & 10 of 16/2488/FUL – Demolition of existing dwelling & residential annexe & replacement with new dwelling & annexe.

Amendment to existing vehicular access, parking & turning - materials; storage of refuse/recycling bins; floor level, eaves and ridge heights; tree protection/impact assessment

The Parish Council wished to point out that there has been a failure to discharge Condition 9 and that trees designated as to be protected have been removed, requiring a formal variation of conditions to be effected first.

6. To **MAKE ARRANGEMENTS** to deal with applications received after the agenda's publication – Hut 19 Riverside – to be considered at a future meeting tba
- To **NOTE** any application decisions (and any received after publication of this agenda) – **17/0306/FUL Hall Adjoining Chapel House Newbourne Road** - The proposed replacement of the existing single storey church hall with new part single and two storey church hall on similar footprint as the existing. **PERMITTED**
- 16/5385/FUL Crow Cottage Cliff Road - WITHDRAWN**
- To **NOTE** any other planning-related information (and any received after the agenda publication) - **NONE**
- 7 To approve payments per the attached schedule and sign cheques accordingly. Proposed by Cllr Kay, seconded by Cllr Reid, **AGREED** by all

The Chairman closed the meeting at 20.28



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1660 Minutes of the Parish Council Meeting held on Tuesday, 14th March 2017

Present: Councillors Kay, Videlo, Matheson, Elliot, Gold, Archer and Winship
SCDC Cllr Harvey, and three members of the public

With the agreement of the Council, the Chairman advised that he would bring Item 5 forward in the agenda for the convenience of members of the public present to hear that item

- 1 **APOLOGIES AND APPROVAL FOR ABSENCE OF PARISH COUNCILLORS** – Cllr Reid (family commitment) and SCC Cllr O'Brien
- 2 **DECLARATIONS OF INTEREST** – Item 5 Cllr Elliot (NPLI) Hermanus and Cllr Kay (NPLI) Golf Club – *The Clerk later advised Cllr Kay that the declaration was not necessary*

To **RECEIVE** delegated Declaration of Interest Dispensation decisions or **APPROVE** such dispensation requests as needed – **NONE**

Parish Issues – an opportunity for members of the public to bring matters to the attention of the Council and for parishioners to seek guidance from the Council – Mrs Ballam congratulated the Parish Council on the installation of cable ties to repel birds landing on the play area swings and fouling the facility

To **RECEIVE** reports from:

- a) Suffolk County Councillor O'Brien – written report (as attached) - **NOTED**
 - b) Suffolk Coastal District Councillor Harvey – Spoke to her report (attached) and sought volunteer assessors for the Deben Estuary Partnership. Cllr Elliot suggested the possibility of funding for a mobile speed indicator/traffic data recorder. Cllr Harvey would look into it
 - c) Suffolk Police – Report provided (attached) - **NOTED**. It was further noted that there had been several vehicle and property break-ins in the area on the same day, including a local property
- 3 It was **RESOLVED TO ADOPT** the minutes of the Parish Council meeting held on 14th February 2017. Minutes as posted on the website proposed by Cllr Kay, seconded by Cllr Elliot and **AGREED** by all present at the meeting.
 - 5 To **CONSIDER** Planning Applications for **COMMENTS** and to **NOTE** any application decisions: **Planning Applications (see attached report from the Planning Group)**

DC/17/0703/FUL- Hermanus Cliff Road Proposed replacement dwelling, 1.8 m forward
The Parish Council recommended **REFUSAL** of this application because of the siting and the scale and character of its surroundings, the loss of privacy and outlook to neighbouring properties and the proposed second exit, which would set an unwelcome precedent.
*Proposed by Cllr Gold, seconded by Cllr Winship, **AGREED** by all, with Cllr Elliot abstaining from comment or voting*

DC/17/0828/FUL- Merryfield Mill Road – construction of 2 bay garage/workshop
The Parish Council recommended **REFUSAL** of this application because of the siting and the scale of the proposed development, which will cause an obtrusive form of development adversely affecting the street scene and the character of the AONB, as well as neighbouring properties.
*Proposed by Cllr Elliot, seconded by Cllr Gold, **AGREED** by a majority (5 for, 1 against, 1 abstention)*

DC/17/0494/FUL-Waldringfield Golf Club Newbourne Road – redesign of existing Golf Course.
The Parish Council recommended **REFUSAL** of this application because of the omission and/or Insufficiency of clear evidence (upon which the Parish Council was asked to make a judgement) about the removal/addition of trees and/or vegetation. It also requested conditions to be applied re enhanced screening along the Ipswich Road and the monitoring of site mitigation measures.

*Proposed by Cllr Elliot, seconded by Cllr Gold and **AGREED** by all*

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- 5+ To **MAKE ARRANGEMENTS** to deal with applications received after publication of this agenda – **None received**
To **NOTE** any application decisions received, including those after publication of this agenda
None received
To **CONSIDER** the findings from the CEG Adastral Park site visit
Councillors agreed that the meeting arranged by SCDC was very useful and instructed the Clerk to write to Mr Woolnough at SCDC to thank him and all others who clearly spent a lot of time and effort in attending to provide a fuller perspective on the scheme and answer questions on matters such as the site access points, the boundary line and the allocated green space
To **RECEIVE** a report on the "Planning for All" training day
Cllr Elliot reported discussion on some of the difficulties surrounding neighbourhood plans, support is available from Planning Aid and the soon to be published SCC Neighbourhood Plan Guide. The fact that the Local Planning Authority can require an applicant to provide 3 sets of printed documents, and the risks of infringing copyright law relating to plans. She provided details of portable speed signs plus details of playground designers and equipment suppliers and sources of IT/website support through Community Action Suffolk
To **CONSIDER** the Government's Housing White Paper and any response thereto (LAIS 1396)
None
To **CONSIDER** the responses to the Parish Council's complaint to SCDC/SCC re Eureka
*It was **AGREED** to take the matter no further*
- 4 **Matters for REPORT and REVIEW of ACTION POINTS** from the minutes of the Parish Council Meetings held on 14th February 2017. No further update on the action points. The replacement of the Stepping Snake was now completed.
- 6 To **CONSIDER** the placement of an AONB sign at the entrance to the village – **DEFERRED** to establish the need for a sign and, if agreed, the location
- 7 To **PROVIDE** feedback to SCDC on any potential Public Space Protection Orders (by 17th Mar)
None required
- 8 To **RECEIVE** a report from the Parish Council's Contractor Handyman
It was **AGREED** to defer the repairs of the gates until the June meeting, pending the release of the latest ROSPA report on the playing field and consider the recommended actions from the monthly checklist at the same time. It was further **AGREED** to proceed with the quote of £285 to paint the swings and to accept the kind offer of an Arboricultural Site Survey.
*Proposed by Cllr Archer, seconded by Cllr Kay, **AGREED** by all*
- 9 To **CONSIDER** public rights of way, verges and road safety issues.
Cllr Kay gave a brief update in the impact of the EA1 windfarm traffic on local highways
- 10 To **REVIEW** and **UPDATE**, where appropriate, the policies of the Parish Council
DEFERRED to the summer
- 11 To **APPROVE** the arrangements for the Annual Parish Meeting
AGREED by all
- 12 **CLERK AND RFO REPORT** (*supporting documents now provided as an attachment*)
a. To **NOTE** the LGA 1972 Section 137 expenditure limit of £7.57 – **NOTED**
b. To **CONSIDER** approval for the Clerk to attend a SLCC training seminar in April – **APPROVED**
c. To **RECEIVE** applications and **APPROVE** payments for community grants, if any – **NONE**
d. To **CONSIDER** items of expenditure and sign cheques accordingly – see separate list
Total Payments - £1688.63 (including two additional items for the Accounting Software licence - £308.40 and the AONB Bike Rack - £161.94, plus £40 duplicate cheque to Mr. R Land re mole control). *Proposed by Cllr Kay, seconded by Cllr Archer and **AGREED** by all*
Receipts – None

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- 12+ e. To **RECEIVE** the Financial Reports and **UNDERTAKE** the independent Bank Reconciliation Balances held at Bank 28/02/17 and Building Society as at 30/11/16 – Bank £7,674.45 and Building Society £7,658.57 – Adjusted balance £13,674.83 (as at 13/03/17) after non-presented cheques and receipts (if any)

In line with **Financial Standing Order 2.2**, to establish the authenticity of the Bank Reconciliation report, the Receipts and Payments Summary, Uncashed Payments and Receipts Summaries (if any), and the Bank statements were all examined and initialled accordingly, and no discrepancies were reported by Cllr Videlo.

It was **RESOLVED** to accept Items d) and e) together with Accounts/Budget and these were signed accordingly. Proposed by Cllr Videlo seconded by Cllr Kay, all **AGREED**

- 13 To **CONSIDER** any Correspondence received before the meeting – All **NOTED**. There was discussion about the email from Mr. and Mrs Crawley and it was **AGREED** that the Clerk would respond, clarifying the fact that SCC Highways proposals for the corner of School Road and Ipswich Road had been discussed and the decision made to take no further action regarding the proposed footpath but to go ahead with the proposed painted treatments of the road surfaces subject to costings.

- 14 **PARISH MATTERS for next Agenda** – AONB sign at village entrance

The Chairman closed the meeting at 10.00 pm

REVIEW OF ACTION POINTS AS AT 23rd March 2017

(Abbreviated notes from action points of November 2016)

Ongoing – Proposed change to Footpath 10 Brightwell together with associated circular route. **Action** None feasible for the time being. (11/2/2014) Further action deferred. Opportunity re-kindled with change of site ownership

In progress - Road safety and lawful use of footpaths Road Safety - report sent to SCC Highways re Village entrance crossroads via Cllr P O'B. **Action:** SCC Highway's recommendations received and responses agreed by Parish Council
Footpaths River Wall footpath. **Action:** SCC to erect sign in due course

In progress - Village Way **ACTION** SCC advised of PC recommendations. SCC Cllr O'Brien has committed £15,000 funding to the project. Consultation completed in April/draft drawings produced – **Action:** No work commenced as yet – SCC Cllr O'Brien to contact contractor

In progress - The archiving/disposal of the Parish Council records and old files.
ACTION Sorting of files completed – shredding to be completed on Clerk's return to full health

Item 5—next four pages

17/1117/TPO Harbour View Cliff Road - To pollard Oak T1 to allow new crown to regenerate after previous high pollard caused poor crown regeneration.

Waldringfield Parish Council recommends **refusal** of this application.

This tree is within group G1 of TPO 191. It has been the subject of at least 2 previous applications.

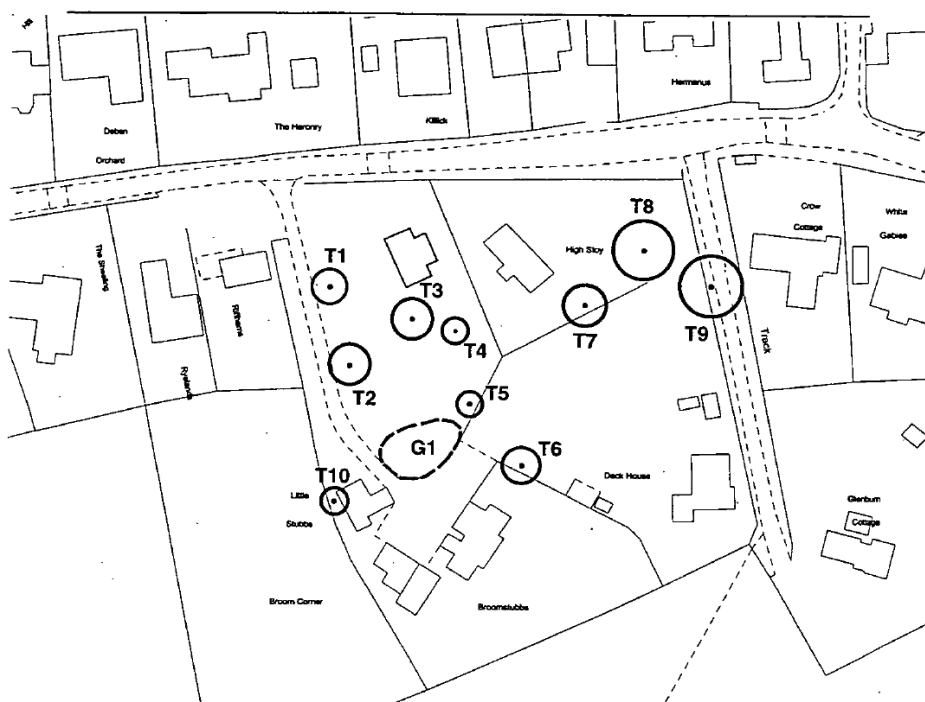
We do not agree that the tree now needs to be pollarded in fact we believe that such action is likely to result in damage to the tree. The attached report from the Waldringfield Tree Warden gives the reasons for our recommendation in detail including the recent history of this particular oak tree and others included in group G1 of TPO 191.

Report from Waldringfield Tree Warden

17/1117/TPO Harbour View Cliff Road - To pollard Oak T1 to allow new crown to regenerate after previous high pollard caused poor crown regeneration

This application refers to an oak tree in group G1 of TPO 191:

See below the map associated with TPO no 191, 2005 Land adjacent to Broomstubs (since demolished and replaced with Harbour View)



The TPO originally covered 10 individual trees and one group G1. The oak subject of this application is within G1 and is not T1 of the TPO although the applicant's agent has referred to it as T1 on his plan.

The Following works are hereby approved by **SUFFOLK COASTAL DISTRICT COUNCIL**. Your further attention is drawn to any informatives that may have been included:

1. To crown reduce by 30% 1no. Maple and 1no. Oak and reshape and balance

Informatives:

1. BS 3398: 2010

The applicant should note that the work hereby permitted should be carried out in accordance with good practice as set out in the 'British Standard Recommendation for Tree Work' BS 3998: 2010, or arboricultural techniques where it can be demonstrated to be in the interests of good arboricultural practice.

(Continued on next page)

From TPO 191:

This statement referred to all the trees shown on the plan.

Of group G1 only this oak and the sweet chestnut remain.

In 2015 permission was granted by the then SCDC to reduce the oak and the Norway Maple by one third.

At the time I commented regarding the oak:

This proposal is of doubtful benefit to the tree. It would be more appropriate to thin the branches removing overcrowded and crossing branches where they emerge from the centre rather than taking off 2m from the ends.

Planning approval was granted regardless:

The Following works are hereby approved by **SUFFOLK COASTAL DISTRICT COUNCIL**. Your further attention is drawn to any informatives that may have been included:

1. To crown reduce by 30% 1no. Maple and 1no. Oak and reshape and balance

Informatives:

1. BS 3398: 2010

The applicant should note that the work hereby permitted should be carried out in accordance with good practice as set out in the 'British Standard Recommendation for Tree Work' BS 3998: 2010, or arboricultural techniques where it can be demonstrated to be in the interests of good arboricultural practice.

The tree surgeon who carried out this work shortened all the branches of both trees by approximately 2 metres (topping).

This can hardly be said to be good practice. This resulted in a fresh application to completely remove the Norway Maple as it was considered irrecoverable.

T1 - Norway Maple (within G1 on TPO document) - remove as this tree has previously been poorly and severely pruned which will make the tree a poorer structure than before and require regular pruning to maintain it. This tree is very close to the owners garage also.



This was permitted. I do not know if any tree planting was requested in its stead.

The crown of the oak was already very one sided with most of the branches on the east side. Now that all the other trees in the group have gone (apart from the chestnut) it may grow back a more even crown. From the driveway to the west it does actually appear fairly well balanced (see photo).

The latest tree surgeon states that the reason for pollarding is to correct the poor work of the previous tree surgeon in topping the tree.

The previous tree surgeon has actually left fairly strong small branches in place from each of the ends he has cut. Each of these should form a replacement branch given time. The tree has grown as a maiden (not a pollard) having branches leaving the stem over a long length so that there is not an obvious height for pollarding.

Therefore in conclusion I would say that pollarding the tree is unnecessary and the tree should be allowed to form a crown from the remaining branches. If pollarded it would certainly appear rather ugly to start with, and would produce a lot of small branches (shaving brush effect) initially which would have to be thinned out by further work to achieve a balanced crown. Growing back from a pollard might take 10-15 years to achieve a substantial crown such as it has at present. The end result might however be more even. On the other hand the tree may die as sometimes happens as oaks do not always recover from a severe pollard especially if not grown as one and there are many examples of dead pollards.

Waldringfield Parish Council response to 17/1050/FUL Debenfield Lodge School Lane - Proposed double garage, motor home and boat store

The submitted drawings do not show the elevations of the existing dwellings or the relationship of the proposed garaging to these existing dwellings. The simple site plan could be misleading in terms of the scale of the "existing house" as approximately 45% of the footprint is a single storey triple garage. The unmarked detached building behind the triple garages appears to be a separate, single storey annexe/dwelling. The site plan drawing therefore does not reflect accurately the impact of the proposed additional garaging, particularly from the bridleway known as School Lane.

The plans show no trees on the site and the application states that no trees or hedges will need to be removed or pruned in order to carry out the proposal.

This is incorrect, from a site visit it is clear that there are a number of trees and shrubs along the neighbouring boundary where the proposed garaging would be located.

We are very concerned that work to clear the site for the proposed additional garages has already started. Numerous mature trees, including a Norway Maple, have already been cut down, stumps clearly visible, along the boundary of School Lane. See attached photographs. We believe that these trees may well be included in TPO 32.

The application form states in question 11 Materials "that the brickwork is to match existing materials (see drawings 30261, 3 etc.....)"

The drawings referred to fail to give any details of brickwork or roofing materials of either the existing dwellings or the proposed garaging. A site visit shows that the existing dwellings are rendered.

Waldringfield Parish Council recommends **refusal** of this application for the following reasons.

The application does not include sufficient detail on which to make a determination and some of the information that

The proposal to add an additional 4 garages, 2 of which are of considerable height and footprint would provide 7 garages on the site. This is disproportionate for the domestic use of a modest family dwelling.

The site is within the AONB and is located on a popular bridleway adjacent to open countryside. Following a site visit we say that the proposed garaging for a motor home, boat and 2 cars, will, by reason of the prominent location at the front of the site, its height, bulk and the now, lack of screening from the bridleway, be an obtrusive form of development adversely affecting the streetscene and the character of the AONB.

As such the proposal would be contrary to SCDC Policies SP15 and DM21.

Should the LPA be minded to approve the application we would suggest that a condition is applied to reinstate the screening along the front boundary to include native hedging plants that tolerate shade plus trees similar to those recently removed.

Waldringfield Parish Council's response to 17/1145/FUL Cherry Oak Cliff Road - Single/two storey, rear/side extension to dwelling and new pitched roof to garage to incorporate storage area

The Parish Council recommends **refusal** of this application in its present form.

We do not object to the overall concept of the proposed extension but are concerned that in its present form would have a negative impact on some of its neighbours as described below.

The existing dwelling sits back from Cliff Rd with the main sitting out area to the front of the property - its positioning is similar to that of the neighbouring property Timbers.

The proposed design includes two first floor windows on the northern elevation of the extension. The windows serve two habitable rooms and will be approximately 5metres closer than the existing dwelling to the boundary with the property labelled as Monique on the plans, now known as Number One Sandy Lane. The new windows will directly overlook Monique's main sitting out area. The proposed new windows will also look into one of Monique's main living rooms which opens out to the garden sitting area. The overlooking is made more significant as the ground level at the Cherry Oak site is somewhat higher than that of its neighbours on Sandy Lane.

The rooflights in the first floor storage area of the proposed garage would also overlook the same neighbours sitting out area.

The increased height of the proposed garage is likely to adversely affect the outlook of the neighbours to the west of Cherry Oak.

As such the proposal would be contrary to SCDC Policy DM23 (a) & (b) in that the proposal will cause a loss of privacy, and a loss of outlook to neighbouring properties.

Waldringfield Parish Council's response to 17/1200/VOC Church Farm Mill Road - Variation of Condition 3 of C/15/1990/VOC –Variation of Condition 3 on C/12/0287 to vary plans to include drawings 06A and 08A incorporating garage. - Amendment to internal layout and fenestration of Barn 2, Condition 3 to be varied to include drawings 06B and 08B

The Parish Council has **no objections** to these proposals as they are, in the main, internal and affect the external appearance only within the inner courtyard.

Waldringfield Parish Council's response to 17/2020/FUL Glebe Farm, Newbourne Road - Construction of new vehicular access to serve agricultural building approved under planning permission C/08/1608

The Parish Council has **no objections** to this application. If it is to be permitted we request that a condition is applied to protect the oak trees currently located within the hedging.

NB the drawings with this application show the outline of a building that had been given planning permission in 2008. Following a site visit it would appear that this building has not been built.

Waldringfield Parish Council's observations on 17/1175/DRC Merryfield Mill Road - Discharge of Conditions No 3, 5, 8, 9 & 10 of 16/2488/FUL – Demolition of existing dwelling & residential annexe & replacement with new dwelling & annexe. Amendment to existing vehicular access, parking & turning - materials; storage of refuse/recycling bins; floor level, eaves and ridge heights; tree protection/impact assessment

The Parish Council wishes to make the following comments on this submission re the discharge of conditions, in particular condition 9 of the planning permission.

The applicant has failed to discharge condition 9 of the permitted application **16/2488/FUL**, namely *"Prior to the demolition of the existing dwelling and commencement of development on site, existing hedges/trees within the site shall be protected by the erection of secure fencing in accordance with the relevant British Standards (BS5837 2012) for the duration of works on site.*

Reason: *In the interests of protecting mature trees and hedgerows which are valuable to visual and residential amenity."*

Rather than protecting the trees the applicant has cut down an established oak tree shown as T3 along with adjacent fruit trees shown in drawing 01G of application 16/2488/FUL. The drawing, 01J, submitted with 17/1175/DRC does not ask for a variation of condition 9 but simply omits the tree T3 & adjacent fruit trees from the drawing. These trees were to the front of the permitted dwelling and were of particular importance as they provided some screening from the road and helped to reduce the impact of the new dwelling within the AONB.

Item 7

31 March 2017 (2016-2017)

Waldringfield Parish Council PAYMENTS LIST

Voucher	Code	Date	Minute	Bank	Cheque No	Description	Supplier	VAT Type	Net	VAT	Total
82	AONB Grant Payments	31/03/2017		Barclays Community A	101003	Bike Rack	Lewis Culf	S	200.00	40.00	240.00
83	AONB Grant Payments	31/03/2017		Barclays Community A	100104	AONB Noticeboard	Signs for You	S	219.00	43.80	262.80
Total									419.00	83.80	502.80