

Planning Sub Committee Report for WPC meeting 8th September 2026

DC/26/2811/FUL - Construction of a rear single storey extension, a front porch extension, construction of a front dormer window and other alterations - White Gables, Cliff Road, Waldringfield, Woodbridge, Suffolk IP12 4QL – Planning Officer E. Devereux; **Deadline 15 September 2026.**

The property is currently a chalet bungalow with 2 bedrooms and a bathroom built into the roof. It has a significant footprint within a large plot – it is set well back from the road with parking to the front – see “Survey Drawing”.

Proposed changes at the rear of the property:

This application seeks to demolish part of the existing structure to the rear of the property and construct a new extension to the rear. The new extension would be a double height, single storey with vaulted ceiling. The southern elevation of the planned extension is shown with extensive, double height glazing. There is additional glazing to the ground floor eastern elevation plus a skylight– see “6626 Drawing 3A”

Proposed changes to the front of the property:

The installation of a new dormer window plus all existing widows to be replaced to match (no detail of materials). Installation of porch to include oak timber frame. Existing cladding to be removed and replaced – not clear if all is to be replaced with the “mock weatherboarding” as indicated on ground floor window of north elevation.

The proposals would not appear to have a negative impact on the street scene or on neighbouring dwellings.

The planning sub committee sees no reason to object to this application but suggests that cllrs may wish to recommend that if the application is to be permitted by ESC, conditions be applied to include the approval of the proposed glass to be used in the double height glazing and the approval of the proposed replacement and new cladding.

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SCC/0125/26SC - Land at Foxburrow Farm, Brightwell. Retrospective extension to an existing recycling facility for the importation, storage, treatment and recycling of inert waste and storage of building materials, with parking, office, storage facilities and associated infrastructure.

Location: Land at Foxburrow Farm Ipswich Road Brightwell IP10 0BZ. Deadline 11 September

NB – This is an application to SCC, not ESC - Full details of this application can be viewed on-line at: <http://suffolk.planning-register.co.uk/Planning/Display?applicationNumber=SCC/0125/26SC>

It is a retrospective application. Permission was granted on the previous application, SCC\0096\17C, in 2017 – copy circulated to parish councillors before the meeting. A number of conditions were included in that permission including:

“1 The development shall cease by 28 March 2040 or as such time as the solar farm consented under planning permission DC/13/2252/FUL ceases operation whichever is the sooner, at which time all materials shall be removed from the site and the site restored to its former condition.

Reason: To ensure the reclamation of the site is achieved and to enable integration of the restored land into the landscape having regard to Policy WDM2 of the Waste Core Strategy Adopted March 2011

5 Within any 12-month period a maximum of 25,000 tonnes of waste shall be accepted at the site. The operator shall keep a record of all imported material, which shall be made available to the Waste Planning Authority upon request.

Reason: to clarify those details approved and in the interests of minimising the impact on the amenities of the local area in accordance with Policy WOM2 of the Suffolk Waste Core Strategy Adopted Version 2011, setting out general considerations relevant to all waste management facilities and which are required in order to make the development acceptable

10 No lighting shall be erected on the site

Reason: In order to ensure protected and priority species are safeguarded during site operations in accordance with the National Planning Policy Framework (NPPF) Section 11 and Development Plan Policy”

N.B. ESC objected to the use of this site in the countryside for the storage of waste materials.

The planning statement of the retrospective application lists some of changes that have been made at the Site, contrary to the original planning permission – these are summarised in the below:

“Expansion to the footprint of the recycling yard and the introduction of an adjoined site facilities area;

Erection of a Site office;

Erection of three storage containers;

Erection of a toilet block;

Construction of a car park, used for staff parking and overnight parking of the Applicant’s HGVs; and Importation and storage of aggregates.

Overall size of site now .95 hectares”

This retrospective planning statement fails to point out the 2017 permitted application, SCC\0096\17C, was for a site which measured 30mx30m i.e. **.09 hectares**. The planning application form also confirmed this in Q21 as 900.00 sq.metres. The 2017 planning statement also said that there was no need for any buildings or water and toilet facilities as these were available at the farm under the same ownership.

The retrospective application states that the overall size of the site now extends to **.95 hectares** – a 10fold increase in size to that permitted in 2017!

The retrospective application anticipates that the annual maximum tonnage of waste will be 25 tonnes pa - the same maximum level specified in the 2017 application planning consent.

The current/unauthorised layout can be viewed on drawing number KD.FOXB.1.D.003, copy circulated to cllrs before the meeting.

Given the 10fold increase in the size of this unauthorised development the planning committee suggest that the PC considers either a NOT SUPPORT or OBJECT response.