Planning Sub Committee report for WPC meeting on 10/11/26 on the following planning applications.

(Please note that this report is to inform the parish councillors discussion – it is not a suggested response to the individual applications.)

Agenda item 6 a.i) **DC/26/2312/OUT** – (see separate planning committee report)

Agenda item 6a.ii) **DC/26/3706/FUL -** Use of existing annex for holiday let accommodation - White Lodge, (report already submitted separately)

Agenda item 6a.iii) **DC/26/3736/FUL -** New Cart Lodge and Pool House - Waldringfield House, Sandy Lane, Waldringfield, Woodbridge, Suffolk IP12 4QY Planning Officer L Whitnall; Deadline 25 November 2026

Summary of recent applications on this site

DC/26/0031/FUL (Under the name of Waldringfield Lodge)
The application increased the living accommodation of the annex from 46.25m2 to 88.5m2 plus the double garage. The vehicular access to the north of the site (to the front of the main dwelling) was to be sealed and a new access created further south, closer to the garage/annex as shown in drawing 6584 1B and cited in the conditions of the planning permission.
WPC did not object to this application after a series of revised drawings had been submitted. Panning permission, with conditions, was given

DC/26/3091/VOC, submitted on September 1st re the above permission but under the name of Waldringfield House. *"Variation of Condition No. 2 of DC/26/0031/FUL - Extension to existing garage/annexe building and formation of a new vehicular access (existing 2 number accesses to be sealed"* The application seeks to substitute approved drawing numbers:
6584 1B with 6584 5, which includes moving the new, approved vehicular access further south and 6584 1D with 6584 8 which shows a reduction in the size of the garage and a new external lighting plan.
WPC was not consulted on this application and it is is yet to be determined.

DC/26/3357/FUL, submitted on September 23rd seeks to:
a) Increase significantly the footprint of the approved annex/garage.
and
b) Construct a tennis court on adjacent land. See drawing 6584 12 A
WPC, whilst expressing concerns regarding the removal of a number of mature oak trees from the site, did not object to this application, subject to an approved lighting plan being submitted by the applicant to reflect the changes to the design of the annex. No new lighting plan has been submitted and the application is yet to be determined.

The latest application, DC/26/3736/FUL seeks to retain the existing vehicular access to the north of the site adjacent to the main dwelling, in addition to the "new"vehicular access to the south (contrary to DC/26/0031/FUL, DC/26/3091/VOC, and DC/26/3357/FUL). It seeks permission to build a new "cart lodge" to the front of the existing dwelling and a new pool house to the east of the existing outdoor swimming pool.

Drawing 4659-05E (topographical survey) does not show any of the works already carried out on the site and does not reflect any works approved and those still in the planning process.

The proposed “cart lodge” is situated to the front of the house and takes the form of a large, brick built triple garage plus cloakroom/toilet and boot room, linking with an existing utility room. See drawing 4659-06F. The ridge height of the garage roof appears to be at a similar height to the first floor windows in the main house. The type/colour of the proposed brick is not specified, neither are the roof tiles, other than “plain tiles”. Drawing 4659-05E shows 4 PIR lights along the southern elevation. As indicated in the notes above, the vehicular access shown on this application was to be sealed under approved application DC/26/0031/FUL).

The proposed Pool Room is a substantial single storey brick building to contain a large gym with bifold glazing on 2 elevations, plus a changing room, an outdoor pizza oven and outdoor covered area. See drawing 4659-07E. Again, the type/colour of the proposed brick is not specified, neither are the roof tiles, other than “plain tiles”. Drawing 4659-05E (topographical survey) shows 2 PIR lights.

None of the drawings outline the specific application site in red and the land under the ownership/under the control of the applicant in blue, which is a basic requirement.

Waldringfield House, previously “Novocastria” is not listed but along with its extensive grounds it has a significant presence within the village and the AONB/National Landscape. This is the 4th planning application to come forward this year, of which only one has been determined and none of which take into account what has already been proposed/started.

The planning sub committee suggests to councillors that they may wish to ask the applicant to consider taking a more holistic approach. As stated above, the now, Waldringfield House and grounds is a substantial property/estate and with a significant presence within the area.

Would it be possible for the applicant along with his architect to provide a type of “masterplan” which reflects the applicant’s vision for the property and its curtilage. This could then put forward as an outline application with reserved matters applications coming forward to provide the detail. We believe that this could be of significant benefit both to the applicant and the other parties concerned.