

WOODBIDGE TOWN COUNCIL

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Shire Hall, Market Hill, Woodbridge on **TUESDAY 18th FEBRUARY 2020 at 6pm**

Councillors:

Present: S Bale, C Mapey (except items 762 – 765), E O’Nolan (Chair), R Sanders, M Sutton.

Apologies: Lady C Blois, P Gillard, S Miller, A Semmens and C Walsh

In Attendance: Locum Town Clerk and no members of the public

Action

762. **MEMBERS AND OFFICERS WERE INVITED TO MAKE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY OR LOCAL NON-PECUNIARY INTERESTS THAT THEY MAY HAVE IN RELATION TO ITEMS ON THE AGENDA AND WERE ALSO REMINDED TO MAKE ANY DECLARATIONS AT ANY STAGE DURING THE MEETING IF IT BECOMES APPARENT THAT THIS MAY BE REQUIRED WHEN A PARTICULAR ITEM OR ISSUE IS CONSIDERED, AND TO DEAL WITH DISPENSATIONS AS REQUESTED BY INDIVIDUAL COUNCILLORS IN LINE WITH S33 OF THE LOCALISM ACT 2011**

No member declared any interest in matters on the agenda.

763. **COUNCILLORS WITH A PECUNIARY INTEREST IN AN ITEM ON THIS AGENDA, WHO WISH TO REMAIN, SPEAK AND/OR VOTE DURING CONSIDERATION OF THAT ITEM, MAY APPLY FOR A DISPENSATION BY WRITING TO THE TOWN CLERK PRIOR TO THE MEETING. APPLICATIONS MAY ALSO BE CONSIDERED AT THE MEETING ITSELF SHOULD THE NATURE OF THE INTEREST BECOME APPARENT TO A COUNCILLOR AT THE TIME OF THE MEETING**

There were no requests for dispensations.

764. **PUBLIC QUESTION TIME**

There were no members of the public present.

765. **CONFIRMATION OF PLANNING COMMITTEE MINUTES**

The Committee agreed the minutes of the Planning Committee held on Tuesday 4th February as a true record, which were duly signed.

766. **TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION**

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/20/0277/ADN - 19 & 21 Thoroughfare	We recommend APPROVAL
DC/20/0333/TCA - 92 Castle Street	We recommend APPROVAL
DC/20/0262/FUL - Outbuilding Ancillary To Gazebo Barn Grundisburgh Road Hasketon IP13 6HX	We recommend APPROVAL
DC/20/0364/FUL - Land Off Beech Way	<p>We recommend REFUSAL. We support the neighbour's comments that the application site was subject to a recent planning application in 2019 reference DC/19/0226/FUL which was for a very similar proposal. The 2019 application was the subject of a planning appeal reference APP/X3540/W/19/3229968. The planning appeal is an important material consideration in the assessment of this planning application. The Planning Practice Guidance states that (Paragraph: 010 Reference ID: 21b-010-20190315) the planning history of a site is relevant in the determination of a planning application. The appeal was dismissed on the 4th November 2019, and so is recent, and relevant to this application.</p> <p>The application site is now within a Conservation Area following the approval of the amended Woodbridge Conservation Area boundaries by East Suffolk Council on the 4th February 2020 and will formally come into the Conservation Area on the 15th February 2020. The inclusion of the application site within the Conservation Area Boundary recognises the character of the area which comprises large architect designed villas in mature leafy gardens. The views from the rear of the homes are recognized as being open towards the Deben. The homes in the area were designed by the distinguished Ipswich architect and antiquarian, John Shewell Corder (c1856- 1922) and are in a Tudor vernacular style. The Conservation Area designation states 'the area's building</p>

	<p>stock thus has a unity and coherence derived from the type of dwelling contained within it, the period of their construction, and the dominance of a single architect. The villas are primarily of brick with Welsh slate and plain tile roofs, embellished with mock timber framing, bargeboards, oriel windows, and massive chimneystacks.’ The Conservation Area designation means that any development proposal must preserve or enhance the character of the Conservation Area. The Conservation Area designation imposes a higher standard of protection on the area and restricts what can be approved. The proposal in this planning application will not protect or enhance the Conservation Area. The design of the home is very different and out of character with the villas that surround it which were designed by a single architect. The style of the existing homes and the large undeveloped areas around them provide the character which the Conservation Area seeks to protect. National Planning Policy recognises that heritage assets ‘are an irreplaceable resource and should be conserved in a matter appropriate to their significance.’</p>
DC/20/0386/FUL - 8 Lady Margaret Gardens	We recommend APPROVAL
DC/20/0361/FUL - 14 Warren Hill Road	We recommend APPROVAL
DC/20/0424/FUL - 26 Moorfield Road	We recommend APPROVAL
DC/20/0392/FUL - 45 Through Duncans	We recommend APPROVAL
DC/20/0488/FUL - 1 Woolnough Road	We recommend APPROVAL
DC/20/0532/FUL – Shirian 3 Prentices Lane	We recommend APPROVAL
DC/20/0198/LBC - 24 & 26 Seckford Street Woodbridge Suffolk IP12 4LY	We recommend APPROVAL

767. **CLOSURE**

The meeting was closed at 6.24pm and the date of the next meeting confirmed as Tuesday 3rd March 2020 at 10am.

Councillor O’Nolan
Chairman