



# WOODBIDGE TOWN COUNCIL

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## TO MEMBERS OF THE PLANNING COMMITTEE

Cllr Bale	Cllr O’Nolan
Cllr Lady Blois	Cllr Sanders
Cllr Holdcroft	Cllr Sutton
Cllr Mapey	Cllr Walsh
Cllr Miller	

You are hereby summoned to attend the **MEETING** of the **PLANNING COMMITTEE** to be held virtually on: **TUESDAY 1<sup>ST</sup> DECEMBER 2020 at 6PM**

Greg Diaper  
Locum Town Clerk  
24<sup>th</sup> November 2020

### **Public Attendance**

*Members of the public and press are welcome to join the Zoom meeting. Members of the public will be invited to give their views/questions the Town Council on issues on the agenda, or raise issues for consideration or inclusion at future meetings. This item will be limited to 30 minutes duration but may be extended at the discretion of the Mayor. The Zoom login details are provided below;*

<https://us02web.zoom.us/j/89783748586?pwd=QjBhR2d2M0o5T2hINFhucFpJMG16Zz09>

**Meeting ID: 897 8374 8586**

**Passcode: 495867**

## AGENDA

### 1. APOLOGIES

To receive apologies for absence.

*Please be aware that the recording of this meeting is probable*

**2. DECLARATION OF INTEREST**

Members and officers are 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 are 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.

**3. REQUESTS FOR DISPENSATION**

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 in 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.

**4. CONFIRMATION OF PLANNING COMMITTEE MINUTES**

To confirm the minutes of the Planning Committee held on 17<sup>th</sup> November 2020.

**5. PUBLIC QUESTION TIME**

For the public to ask questions of the Council or raise issues for consideration at a future meeting of the Council. 15 minutes maximum.

**6. TO COMMENT ON APPLICATIONS FOR PLANNING PERMISSION**

To comment on applications as set out on the attached schedule.

**7. TO NOTE EAST SUFFOLK COUNCIL DECISIONS ON PLANNING APPLICATIONS WHERE THOSE DECISIONS ARE CONTRARY TO THIS COUNCIL'S RECOMMENDATIONS MADE ON 8<sup>th</sup> AND 22<sup>ND</sup> SEPTEMBER 6<sup>TH</sup> AND 20<sup>TH</sup> OCTOBER– ATTACHED**

**8. TO COMMENT ON THE SIZEWELL C CO. LTD CONSULTATION ON PROPOSED CHANGES TO THE SIZEWELL C DCO APPLICATION – ATTACHED**

**9. TO COMMENT ON THE DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT - ATTACHED**

**10. CLOSURE**

## WOODBIDGE TOWN COUNCIL

Minutes of an on-line meeting of the PLANNING COMMITTEE held on TUESDAY 17<sup>TH</sup> NOVEMBER 2020 at 5pm

### Councillors:

Present: S Bale (except items 580-585), G Holdcroft, C Mapey, S Miller, R Sanders (except item 580) and M Sutton

Apologies: C Walsh and O’Nolan

Absence without  
Apologies: Lady C Blois

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

*Action*

### 580. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors O’Nolan and Walsh.

### 581. 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

Councillor Mapey declared a local pecuniary interest in item 585 - planning applications DC/20/4283/LBC and DC/20/4284/VOC as a neighbour, and a local non-pecuniary interest in applications DC/20/420/FUL, DC/20/4205/LBC and DC/20/4434//TCA.

No other members declared an interest in matters on the agenda.

### 582. 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 from Councillors with a Pecuniary Interest in an item on this Agenda for a dispensation.

**583. PUBLIC QUESTION TIME**

There were no members of the public present.

**584. TO AGREE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD 3<sup>RD</sup> NOVEMBER 2020**

The Committee agreed and approved the signing of the minutes of the Planning Committee meeting held 3<sup>rd</sup> November 2020 as a true record.

**585. TO COMMENT ON APPLICATIONS FOR PLANNING PERMISSION**

The Council agreed their comments as set out below:-

*Councillor Mapey left the meeting during consideration and voting on applications DC/20/4283/LBC and DC/20/4284/VOC.*

Application No and Address	Committee Comments
DC/20/4204/FUL – 10 Market Hill	We recommend APPROVAL
DC/20/4205/LBC – 10 Market Hill	We recommend APPROVAL
DC/20/4311/LBC – Minstrel Cottage, 18 Cumberland Street	We recommend APPROVAL
DC/20/4284/VOC – The Saleroom, Theatre Street	We recommend APPROVAL
DC/20/4283/LBC – The Saleroom, Theatre Street	We recommend APPROVAL
DC/20/3453/FUL – Side Garden of 29 Peterhouse Crescent	We recommend APPROVAL provided the comments from SCC Highways are complied with.
DC/20/4434/TCA – 40 Chapel Street	We recommend APPROVAL subject to the applicant providing replacement planting.
DC/20/4433/TCA – 99 Thoroughfare	We recommend APPROVAL
DC/20/4398/FUL – 87 Old Barrack Road	We recommend APPROVAL subject to retention of the existing trees and boundary hedging.
DC/20/4190/FUL – 23 Burkitt Road	We recommend APPROVAL
DC/20/4468/FUL – 19 Old Barrack Road	We recommend APPROVAL

**586. TO NOTE EAST SUFFOLK COUNCIL DECISIONS ON PLANNING APPLICATIONS WHERE THOSE DECISIONS ARE CONTRARY TO THIS COUNCIL'S RECOMMENDATIONS MADE ON 8<sup>th</sup> AND 22<sup>nd</sup> SEPTEMBER 6<sup>th</sup> AND 20<sup>th</sup> OCTOBER**

The Committee noted those East Suffolk Council decisions on planning applications which were contrary to this council's recommendations made on 8<sup>th</sup> and 22<sup>nd</sup> September 6<sup>th</sup> and 20<sup>th</sup> October.

**587. TO COMMENT ON THE CHANGES TO THE DEVELOPMENT CONTROL ORDER FOR SIZEWELL C**

The Committee asked Councillor Sanders to draft its comments on the changes to the Development Control Order for Sizewell C for final consideration at the Planning Committee meeting to be held on 15<sup>th</sup> December.

**588. TO COMMENT ON THE DRAFT RECREATIONAL DISTURBANCE AVOIDANCE AND MITIGATION STRATEGY SUPPLEMENTARY PLANNING DOCUMENT**

The Committee agreed that its comments on the draft Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document should be that the arbitrary division between the two zones should be further towards the Deben estuary.

**589. TO COMMENT ON THE DRAFT STATEMENT OF COMMUNITY INVOLVEMENT**

The Committee had no comment on the draft Statement of Community Involvement.

**590. TO COMMENT ON THE DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT**

The Committee agreed to defer making its comments on the draft Affordable Housing Supplementary Planning document until its meeting on 1<sup>st</sup> December.

**591. CLOSURE**

The meeting was closed at 5.39pm.

Councillor Miller  
Chair

## ITEM 6

### TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION

#### DC/20/4581/TCA - 7 Queens Head Lane

T1 Sycamore on southern boundary of property to be felled - tree roots are structurally damaging the retaining wall that borders the neighbouring Seckford Foundation land, and also heavily shading garden area.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJOV6WQX06000&prevPage=inTray>

#### DC/20/4665/FUL - 25 Peterhouse Crescent

Subdivision of garden. The erection of 1no. new dwelling, and new vehicular access for existing dwelling.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJZFCXQXG2I00&prevPage=inTray>

## ITEM 7

### TO NOTE EAST SUFFOLK COUNCIL DECISIONS ON PLANNING APPLICATIONS WHERE THOSE DECISIONS ARE CONTRARY TO THIS COUNCIL'S RECOMMENDATIONS MADE ON 22<sup>ND</sup> SEPTEMBER 6<sup>TH</sup> AND 20<sup>TH</sup> OCTOBER

There were five applications on which this Council commented on 22<sup>nd</sup> September. Three have previously been reported to this Committee. Neither of the remaining two (DC/20/3453/FUL and DC/20/3580/VOC) have yet been determined by East Suffolk Council.

There were eleven applications on which this Council commented on 6<sup>th</sup> October. Seven have been determined by East Suffolk Council in line with our comments. One (DC/20/3716/TCA – previously reported) was approved contrary to our comments, and three have not yet been determined by East Suffolk Council.

There were five applications on which this Council commented on 20<sup>th</sup> October. Three have been approved in line with our comments and two, DC/20/3827/FUL and DC/20/3940/FUL have not yet been determined by East Suffolk Council.

**This item is for information only.**

## ITEM 8

### TO COMMENT ON THE SIZEWELL C CO. LTD CONSULTATION ON PROPOSED CHANGES TO THE SIZEWELL C DCO APPLICATION

Members are to agree their comments on the changes to the Development Control Order.

## ITEM 9

### TO COMMENT ON THE DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT

East Suffolk Council is in the initial stages of preparing a new Affordable Housing Supplementary Planning Document and are carrying out an initial consultation between 9<sup>th</sup> November and 21<sup>st</sup> December 2020.

The Affordable Housing Supplementary Planning Document (SPD) will provide guidance on the implementation of the Council's planning policies related to affordable housing and will be a material consideration in the determination of planning applications. Upon adoption the SPD will replace the following existing guidance documents:

- Supplementary Planning Guidance 2 Affordable Housing (July 2004) – this relates to the former Suffolk Coastal area, and;

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- Affordable Housing Supplementary Planning Document (May 2012) – this relates to the former Waveney local planning authority area.

At this early stage, the Council is contacting key stakeholders (including the development sector, registered providers of affordable housing, town and parish councils, community housing organisations and other relevant organisations) as we are particularly interested in your views on the proposed scope and content of the SPD. The Council has prepared a questionnaire and a short consultation document for this initial consultation stage; the questionnaire - [www.eastsuffolk.gov.uk/supplementary-planning](http://www.eastsuffolk.gov.uk/supplementary-planning) - is nine questions in length and seeks views on what guidance you consider should be included in the SPD to support the implementation of the policies on affordable housing contained in the Council's Local Plans.

The questions are:-

1. Do you consider that the proposed content of the SPD is appropriate? Yes/No If no, please suggest how the scope and content of the SPD should be amended.
2. Are there any elements of the existing Affordable Housing Supplementary Planning Document (May 2012) or the Supplementary Planning Guidance 2 Affordable Housing (July 2004) that should be retained? Please provide details.
3. Are there any elements of the existing Affordable Housing Supplementary Planning Document (May 2012) or the Supplementary Planning Guidance 2 Affordable Housing (July 2004) that should not be retained? Please provide details.
4. Are there any specific elements of the Local Plan policies that you consider require additional guidance in the SPD? If yes, please explain what guidance is required.
5. Are there any elements of national policy on affordable housing that you consider require additional guidance in the SPD? If yes, please explain what guidance is required.
6. Are there any specific elements of Section 106 agreements that you consider need particular explanation or guidance in the SPD? If yes, please explain what guidance is required.
7. Do you have any views on the design of affordable housing that you consider should be addressed in the SPD?
8. Are you aware of any good practice in existing SPDs from elsewhere that could be applied in East Suffolk? If yes, please provide details.
9. Do you have any other comments for us to consider in drafting the Affordable Housing SPD?

**Members are to agree their responses**

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