



# 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 3<sup>RD</sup> NOVEMBER 2020 at 6PM**

Greg Diaper  
Locum Town Clerk  
26<sup>th</sup> October 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 20<sup>th</sup> October 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 AND 6<sup>th</sup> OCTOBER– ATTACHED**

## **8. TO AGREE TO EXPRESS THIS COUNCIL'S FRUSTRATION AT LAST-MINUTE CHANGES TO THE SIZEWELL C PLANNING PROPOSALS – ATTACHED**

## **9. TO COMMENT ON THE DRAFT RECREATIONAL DISTURBANCE AVOIDANCE AND MITIGATION STRATEGY SUPPLEMENTARY PLANNING DOCUMENT – ATTACHED**

## **10. TO COMMENT ON THE DRAFT STATEMENT OF COMMUNITY INVOLVEMENT – ATTACHED**

## **11. CLOSURE**

## WOODBIDGE TOWN COUNCIL

Minutes of an on-line meeting of the PLANNING COMMITTEE held on TUESDAY 20<sup>TH</sup> OCTOBER 2020 at 5pm

### Councillors:

Present: S Bale, Lady C Blois, G Holdcroft, C Mapey (except items 495-498) S Miller and R Sanders

Absence without Apologies: E O’Nolan, M Sutton and C Walsh

In Attendance: Locum Town Clerk and Locum Deputy Clerk

*Action*

#### 494. APOLOGIES FOR ABSENCE

There were no apologies for absence.

#### 495. 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 members declared an interest in matters on the agenda.

#### 496. 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.

**497. PUBLIC QUESTION TIME**

There were no members of the public present.

**498. TO AGREE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD 15<sup>TH</sup> OCTOBER 2020**

The Committee agreed and approved the signing of the minutes of the Planning Committee meeting held 15<sup>th</sup> October 2020 as a true record.

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

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/20/3688/LBC Former 64-66 New Street	We recommend APPROVAL
DC/20/3602/FUL 19 Sun Lane	We recommend APPROVAL
DC/20/3603/LBC 19 Sun Lane	We recommend APPROVAL
DC/20/3827/FUL 37 Victoria Road	We recommend APPROVAL
DC/20/3940/FUL 4 Warwick Avenue	We recommend APPROVAL

**500. 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**

The Committee noted that East Suffolk Council had yet to make decisions on those planning applications commented on by this Committee on 8<sup>th</sup> and 22<sup>nd</sup> September.

**501. CLOSURE**

The meeting was closed at 5.13pm.

Councillor Miller  
Chair

## ITEM 6

### TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION

#### **DC/20/4030/FUL - Carthew Court 11 Station Road**

The proposed works consist of removing existing handrails and balustrading to the walkways, remove the existing asphaltic coating to the balcony, undertake concrete repairs, replace surface water drainage and the reinstallation the of handrails / balustrading in order that they meet with current regulations. There is also the potential to install additional support to the leading edge of the balcony in the form of steel posts to "futureproof" its structural performance.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QHXL1AQXMVL00&prevPage=inTray>

#### **DC/20/4118/TPO - Hill House Pytches Road**

Lawson Cypress x 2 one of which is causing damage by lifting of path and damage to wall, it is also very close to swimming pool and house and showing signs of lifting paving slabs to both areas. We wish to remove one and top the other by 1/3 of height. Both trees stand at approx 20 mtrs. The area to where these threes are does not lend itself to re-planting as next to swimming pool area and concrete/paved footway and house.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QI8UFQX07400&prevPage=inTray>

#### **DC/20/4202/FUL - 87 Thoroughfare**

Minor alterations to approved scheme 18/3150 and 3501

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QII8EYQXN5100&prevPage=inTray>

#### **DC/20/4203/LBC – 87 Thoroughfare**

Listed Building Consent - Minor alterations to approved scheme 18/3150 and 3501

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QII8F1QXN5200&prevPage=inTray>

#### **DC/20/3753/LBC - 23 Seckford Street**

Listed Building Consent - Proposed removal of modern single storey rear extension addition, the addition of external decking to rear, insertion of French doors and window, removal non-structural internal partitions, removal of modern internal lobby to front door, replacement of windows to rear elevation only, construction of non-loadbearing timber studwork partitions, relocation of existing door to bathroom and installation of boiler with vertical flue through rear roof.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QH2HLZQXMHI00&prevPage=inTray>

#### **DC/20/4221/LBC - Cherry Tree Inn 73 Cumberland Street**

Listed Building Consent - Partial demolition and reconstruction of the east boundary brick wall.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QIJT2MQXFGJ00&prevPage=inTray>

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## ITEM 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 AND 6<sup>th</sup> OCTOBER

There were four applications on which this Council commented on 8<sup>th</sup> September. Three were approved by East Suffolk Council in line with our comments; one (DC/20/3304/FUL) is still awaiting a decision and will be reported to the next meeting of this Committee.

There were five applications on which this Council commented on 22<sup>nd</sup> September. Only one (DC/20/3477/TCA) has been approved, in line with our comments. None of the remaining four have yet been determined by East Suffolk Council.

There were nine applications on which this Council commented on 6<sup>th</sup> October. None have yet been determined by East Suffolk Council.

## ITEM 8

### TO AGREE TO EXPRESS THIS COUNCIL'S FRUSTRATION AT LAST-MINUTE CHANGES TO THE SIZEWELL C PLANNING PROPOSALS

Within days of the closure of the deadline for comments to be submitted to the Planning Inspectorate, EDF have come forward with a number of substantial amendments to their proposals. These last-minute changes are not only frustrating but also create workloads on small Councils and voluntary organisations, and **Members are recommended to join with these other organisation in expressing their concern at the last-minute changes.**

## ITEM 9

### TO COMMENT ON THE DRAFT RECREATIONAL DISTURBANCE AVOIDANCE AND MITIGATION STRATEGY SUPPLEMENTARY PLANNING DOCUMENT

This document –

<https://eastsuffolk.inconsult.uk/consult.ti/DraftRAMSSPD2020/viewCompoundDoc?docid=11885076>

identified measures designed to off-set or reduce the impact on sensitive areas designated as Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites brought about by increases in population and increasing desire for access to the countryside.

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The document identifies two “zones of influence”, areas from within which it is deemed there will be likely significant effects arising from additional residents living within the zone and travelling to European sites for recreation. This determines where new development may result in changes in recreation and therefore where mitigation will be necessary. Each European Site has a zone of influence of 13km.

The evidence underpinning the methodology for defining the zone of influence is detailed in the RAMS report. Two separate tariff zones are identified:

- Zone A - reflects the zone of influence to the Stour and Orwell Special Protection Area (SPA) and Ramsar and the Deben SPA and Ramsar; and
- Zone B - relates to all the relevant European Sites apart from the Stour and Orwell.

Each new dwelling in either zone will pay a financial contribution towards mitigation measures which may include creating new “green recreational space” away from the sensitive areas.

**Members are to consider any comments they wish to make to this Supplementary Planning Guidance**

## **ITEM 10**

### **TO COMMENT ON THE DRAFT STATEMENT OF COMMUNITY INVOLVEMENT**

The Statement of Community Involvement –

<https://eastsuffolk.inconsult.uk/consult.ti/DraftSCI2020/viewCompoundDoc?docid=11891060>

sets out how East Suffolk Council will liaise with this Council and residents on planning matters.

The document sets out how the Council will (and/or must) consult with the public, stakeholders and statutory consultees at each stage of the planning process, in clear terms.

**Members are recommended to note the receipt of the consultation document**