



# WOODBIDGE TOWN COUNCIL

Shire Hall Market Hill Woodbridge Suffolk IP12 4LP

Locum Town Clerk: Mr G E Diaper

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## TO MEMBERS OF THE PLANNING COMMITTEE

Cllr Bale

Cllr Lady Blois

Cllr Holdcroft

Cllr Mapey

Cllr Miller

Cllr O'Nolan

Cllr Sanders

Cllr Semmens

Cllr Sutton

Cllr Walsh

You are hereby summoned to attend the **MEETING** of the **PLANNING COMMITTEE** to be held **virtually** on: **TUESDAY 11<sup>th</sup> AUGUST 2020 at 6PM**

Greg Diaper

Locum Town Clerk

6<sup>th</sup> August 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=QjBhR2d2M0o5T2hINhucFpJMG16Zz09>

Meeting ID: 897 8374 8586

Passcode: 495867

## AGENDA

### 1. APOLOGIES

To receive apologies for absence.

### 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

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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. 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.

**5. CONFIRMATION OF PLANNING COMMITTEE MINUTES**

To confirm the minutes of the Planning Committee held on Tuesday 28<sup>th</sup> July 2020 – Copies in the Members' area and the public area of the website.

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

As set out on the attached schedule.

**7. TO COMMENT ON THE NON-MATERIAL CHANGES TO THE EAST ANGLIA HUB OFF-SHORE WIND TURBINES PROJECT – ATTACHED**

**8. TO AGREE THE QUESTIONS TO BE ASKED AT THE SIZEWELL C PRE-EXAMINATION Q&A EVENT- ATTACHED**

**9. CLOSURE**

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## WOODBIDGE TOWN COUNCIL

Minutes of an **on-line** meeting of the **PLANNING COMMITTEE** held on **TUESDAY 28<sup>th</sup> JULY 2020** at **6pm**

### Councillors:

Present: S Bale, Lady C Blois, G Holdcroft, E O’Nolan, R Sanders, M Sutton and Walsh

Apologies: S Miller

Absent without  
Apologies: C Mapey and A Semmens

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

In the absence of the Chairperson, the vice-chairperson Councillor Sanders took the chair for the meeting.

*Action*

### 230. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Miller

### 231. 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 Blois declared a non-pecuniary interest in planning application DC/20/2585/FUL as she knew an objector. No other members declared an interest in matters on the agenda.

### 232. 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.

**233. PUBLIC QUESTION TIME**

There were no members of the public present.

**234. CONFIRMATION OF PLANNING COMMITTEE MINUTES**

The Committee agreed and approved the signing of the minutes of the meeting held 22nd July 2020 as a true record.

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

The Council agreed their comments as set out below: -

Application No and Address	Committee Comments
DC/20/2427/FUL Land at The Avenue	The Committee recommends APPROVAL but regrets the submission of a retrospective planning application
DC/20/2366/COU Little Bass, Ferry Quay	The Committee recommends REFUSAL as this site is within the flood zone and is not protected from flooding by any form of defence
DC/20/2468/FUL 48 Hasketon Road	The Committee recommends REFUSAL as the application fails to comply with planning policy DM6 in that there is no evidence to support the need. In addition the scale of the summerhouse is inappropriate in this location and the view in Hasketon Road will be affected by the removal of mature trees on that frontage
DC/20/2585/FUL Gault House, 3A Thoroughfare	The Committee agreed to defer a decision pending a site visit
DC/20/2635/FUL The Saleroom, Theatre Street	The Committee recommends APPROVAL
DC/20/2636/FUL The Saleroom, Theatre Street	The Committee recommends APPROVAL
DC/20/2641/FUL Mulberry House, 99D Thoroughfare	The Committee recommends REFUSAL as there is no evidence provided to indicate how the fumes and extract from the external fire will be safely dissipated without impacting on air quality in neighbouring properties. Again the Committee regrets that this is a retrospective planning application, particularly because of the

	likely nuisance to neighbours which would be brought about by exhaust gases from the fire
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236. TO AGREE A DATE FOR THE COMMITTEE TO VIEW THE PLANNING AID ENGLAND WEBINAR AND TO NOMINATE A MEMBER TO ATTEND THE SUBSEQUENT Q AND A SESSION

The Committee agreed that Councillor Sanders would represent them at the Q and A session, on a date to be arranged but after the next Planning Committee meeting on 11th August. Committee members were urged to register to watch the webinar on any of the available dates (3rd, 4th and 5th August) in order that they could advise Councillor Sanders at the Committee meeting of 11th August of any questions they wished him to raise.

237. CLOSURE

The meeting was closed at 6.50pm.

Councillor Sanders  
Vice-Chairperson

## ITEM 6

### TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION

#### Links to East Suffolk Council planning portal:

##### **DC/20/2585/FUL - Gault House 3A Thoroughfare Woodbridge**

Demolition of existing dwelling and proposed replacement dwelling

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QDEJL8QXKUA00&prevPage=inTray>

##### **DC/20/2725/FUL - The Crown Hotel 2 Thoroughfare**

Conversion of former maltings to three flats and an attached townhouse. Demolition of rear 'motel rooms' Construction of a new building containing four flats and an attached townhouse. Associated landscape and tree works.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QDTQUXQXL1E00&prevPage=inTray>

##### **DC/20/2726/LBC - The Crown Hotel 2 Thoroughfare**

Conversion of former maltings to three flats and an attached townhouse. Demolition of rear 'motel rooms' . Construction of a new building containing four flats and an attached townhouse. Associated landscape and tree works.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QDTQV5QXL1F00&prevPage=inTray>

##### **DC/20/2787/TCA - 28 Naverne Meadow**

T1 False Acacia - 20% crown reduction and removal of lower left hand limb.

T2 Alder - 20% crown reduction of leggy overgrown limbs to bring crown back into shape.

T3 Holly - 1m. crown reduction and removal of right hand limb.

T4 Beech trees - crown reduction of encroaching limbs back ot growth points.

T5 Liquidamber - side reduction of encroaching limbs back to growth points.

Pittosporum not covered by regulations.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QE1AZTQX07400&prevPage=inTray>

##### **DC/20/2790/FUL - 37 Theatre Street**

Change of use from D2 Assembly and leisure - D2 Assembly and leisure - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks,

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gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used)

Change of use to A1

A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and Internet cafes. I hope to change to use to A1 so I can use the premises as an antique shop

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QE2DX4QXL4Z00&prevPage=inTray>

**DC/20/2775/TCA - 2 St Annes School House Crown Place**

T1 Ash - reduce all round by 2-2.5m.

T2 Silver Birch - reduce height by 2m.

Reductions required to control size of trees for space available.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QDZ8R2QX07400&prevPage=inTray>

## ITEM 7

### **TO COMMENT ON THE NON-MATERIAL CHANGES TO THE EAST ANGLIA HUB OFF-SHORE WIND TURBINES PROJECT**

East Anglia THREE Limited has submitted an application for a non-material change to its planning consent, to amend the parameters of its offshore substations (OSSs) and wind turbines (WTGs). Below is a summary of the proposed changes, details on how you can view the application and information on how you can provide feedback.

The application follows ScottishPower Renewables' announcement that it is taking forward three East Anglia (EA) projects: EA ONE North; EA TWO and EA THREE as a single delivery programme known as the East Anglia Hub (EA Hub).

The EA Hub concept will increase efficiencies and could deliver multiple and wide-reaching benefits such as reduced construction timescales, sustained contracting opportunities for the supply chain and a reduction in the cost of renewable energy.

To realise the benefits of this concept, elements of the EA THREE design envelope needs to be amended to more closely align with the wider EA Hub developments.

The amendments relate to parameters under both the Development Consent Order and the Deemed Marine Licence, therefore separate applications will be made to the Department for Business, Energy and Industrial Strategy (BEIS) and the Marine Management Organisation (MMO).

#### **Proposed Changes**

The changes to the OSS parameters subject to the non-material change are:

- a reduction in the number of OSSs from six to one;
- an increase in the number of pin piles per OSS jacket leg from one to four; and
- an Increase in the number of legs of the OSS from four to six.

The changes to the WTGs' parameters subject to the non-material change are:

- a reduction in the total number of WTGs from 172 to 121;
- an increase in the maximum tip height from 247m to 262m (relative to Lowest Astronomical Tide (LAT));
- an increase in the minimum air draught from 22m to 24m (Mean High Water Springs (MHWS)) across 100% of the WTGs; and
- an increase in rotor diameter from 220m to 230m.

**Members are to consider any comments on these non-material amendments**

## ITEM 8

### TO AGREE THE QUESTIONS TO BE ASKED AT THE SIZEWELL C PRE-EXAMINATION Q&A EVENT

Councillors agreed at the meeting of July 23<sup>rd</sup> that Councillor Sanders would represent them at the Q&A session held by Planning Aid England in regards to the Sizewell C project Pre-Examination.

Councillors were urged to attend one of the webinars held on August 3<sup>rd</sup>, 4<sup>th</sup> or 5<sup>th</sup> and following this need to agree the questions to be submitted in advance of Councillor Sanders' attended at the Q&A session on August 13<sup>th</sup>; questions need to be submitted one day in advance of the meeting.

**Members are to agree the questions to be submitted prior to the Q&A session.**