



# WOODBIDGE TOWN COUNCIL

Shire Hall Market Hill Woodbridge Suffolk IP12 4LP

Locum Town Clerk: Mr G E Diaper

Tel: 01394 383599

Email: [townclerk@woodbridge-suffolk.gov.uk](mailto:townclerk@woodbridge-suffolk.gov.uk)



## TO MEMBERS OF THE PLANNING COMMITTEE

Cllr Bale

Cllr Lady Blois

Cllr Holdcroft

Cllr Mapey

Cllr Miller

Cllr O’Nolan

Cllr Sanders

Cllr Sutton

Cllr Walsh

You are hereby summoned to attend the **MEETING** of the **PLANNING COMMITTEE** to be held virtually on: **TUESDAY 16<sup>TH</sup> MARCH 2021 at 5PM**

Greg Diaper

Locum Town Clerk

9<sup>th</sup> March 2021

### **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;*

### **Join the Zoom Meeting**

<https://us02web.zoom.us/j/89783748586?pwd=QjBhR2d2M0o5T2hINhucFpJMG16Zz09>

**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 2<sup>nd</sup> March 2021.

**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 NOTE INTENTIONS TO UNDERTAKE WORKS TO TREES IN THE CONSERVATION AREA – ATTACHED**

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

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

**8. TO NOTE THE DECISIONS OF EAST SUFFOLK COUNCIL ON PLANNING APPLICATIONS PREVIOUSLY CONSIDERED BY THIS COMMITTEE**

**9. TO NOTE EAST SUFFOLK COUNCIL DECISIONS ON PLANNING APPLICATIONS WHERE THOSE DECISIONS ARE CONTRARY TO THIS COUNCIL'S RECOMMENDATIONS – ATTACHED**

**10. TO COMMENT ON SUFFOLK COUNTY COUNCIL'S PROPOSED A12 IMPROVEMENTS– ATTACHED**

**11. TO COMMENT ON PROPOSED CHANGES TO THE NATIONAL PLANNING POLICY FRAMEWORK – ATTACHED**

**12. CLOSURE**

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

## WOODBIDGE TOWN COUNCIL

Minutes of an **on-line** meeting of the **PLANNING COMMITTEE** held on **TUESDAY 2<sup>ND</sup> MARCH 2021** at **7pm**

### Councillors:

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

Apologies: G Holdcroft and C Mapey

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

*Action*

### 913. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Holdcroft, Mapey and Walsh.

### 914. TO RECEIVE DECLARATIONS OF INTEREST

Councillor Sutton declared a non-pecuniary interest in item 919 and 921 as a Director of Woodbridge Riverside Trust.

No other Members declared any interests in items on the agenda.

### 915. TO CONSIDER REQUEST FOR DISPENSATIONS

There were no requests from Councillors with a Pecuniary Interest in an item on this Agenda for a dispensation.

### 916. TO AGREE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD 16<sup>TH</sup> FEBRUARY 2021

The Committee agreed and approved the signing of the minutes of the Planning Committee meeting held on 16<sup>th</sup> February 2021 as a true record.

### 917. PUBLIC QUESTION TIME

There were no members of the public.

**918. TO NOTE INTENTIONS TO UNDERTAKE WORKS TO TREES IN THE CONSERVATION AREA**

The Committee noted intentions to undertake works to trees in the conservation area.

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

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/21/0313/FUL 6 Grove Road	We recommend APPROVAL
DC/21/0426/FUL 33 Oxford Drive	We recommend APPROVAL
DC/21/0570/FUL 10 Market Hill	We recommend APPROVAL
DC/21/0571/LBC 10 Market Hill	We recommend APPROVAL
DC/21/0697/FUL 42 Chapel Street	We recommend APPROVAL
DC/21/0668/LBC 56 New Street	We recommend APPROVAL

**920. TO NOTE THE DECISIONS OF EAST SUFFOLK COUNCIL ON PLANNING APPLICATIONS PREVIOUSLY CONSIDERED BY THIS COMMITTEE**

The Committee noted the decisions of East Suffolk Council on planning applications previously considered by this Committee.

**921. TO DISCUSS THE PREMISES LICENCE VARIATION APPLICATION FOR THE WATERFRONT CAFE, TIDE MILL WAY**

The Committee noted that the Council was unable to comment on this application and agreed there were no grounds for individual Councillors to comment.

**922. CLOSURE**

The meeting was closed at 7.25pm.

Councillor Miller  
Chair

## ITEM 6

### TO NOTE INTENTIONS TO UNDERTAKE WORKS TO TREES IN THE CONSERVATION AREA

Neither the District Council nor the Town Council can object to these works unless the tree(s) is/are covered by a Tree Preservation Order.

There were no applications for this period.

This schedule is for information only.

## ITEM 7

### TO COMMENT ON APPLICATIONS FOR PLANNING PERMISSION

<a href="#">DC/21/0866/FUL - 11 Cobbold Road</a>	<b>Expiry Date:</b> Tue 23 Mar 2021
	<b>Determination Deadline:</b> Thu 22 Apr 2021
Front single storey extension.	
<a href="#">DC/21/0869/FUL - Fen Way Fen Walk</a>	<b>Expiry Date:</b> Thu 25 Mar 2021
	<b>Determination Deadline:</b> Thu 22 Apr 2021
Conversion of first-floor of existing garage to provide home office	
<a href="#">DC/21/0941/LBC - Flat 3 Kirby Court Gobbitts Yard</a>	<b>Expiry Date:</b> Fri 26 Mar 2021
	<b>Determination Deadline:</b> Tue 27 Apr 2021
'Listed Building Consent (including the retention of works already undertaken) - 1. Downlights, let into existing ceiling provision; 2. Laminate flooring. Laid on top of existing hardboard sheets covering floorboards, this replaces carpet and a small area of laminate flooring; 3. stud wall removed. This is believed to be of relatively modern construction; 4. Blocking in of small glazed partition between bedroom and bathroom and 5. Add step in gable end of bedroom'.	
<a href="#">DC/21/0955/LBC - The Saleroom Theatre Street</a>	<b>Expiry Date:</b> Thu 01 Apr 2021
	<b>Determination Deadline:</b> Thu 22 Apr 2021
Listed Building Consent - Change of Use to provide a single dwelling	
<a href="#">DC/21/1041/FUL - Orchard House 26 Moorfield Road</a>	<b>Expiry Date:</b> Mon 29 Mar 2021
	<b>Determination Deadline:</b> Tue 27 Apr 2021
Part two storey, part single storey extension to detached house.	
<a href="#">DC/21/0956/FUL - 7 Redstone Mews</a>	<b>Expiry Date:</b> Mon 29 Mar 2021
	<b>Determination Deadline:</b> Thu 22 Apr 2021
Build an extension into the rear garden of the property at ground floor level only, allowing for a bigger living area on the ground floor while allowing for more natural light into the currently dark space. The first floor will not be changed in its layout, with only superficial renovations. The proposed new extension is proposed to be approx. 30sqm.	

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

<a href="#">DC/21/0994/FUL - 2 Briarwood Road</a>	Expiry Date: Tue 30 Mar 2021
	Determination Deadline: Sun 25 Apr 2021
Side ground floor extension. Small front porch and rear ground floor extension, New roof to accommodation loft extension.	

<a href="#">DC/21/0843/LBC - 55 Thoroughfare</a>	Expiry Date: Thu 01 Apr 2021
	Determination Deadline: Fri 30 Apr 2021
Listed Building Consent - Alterations to Approved scheme to create new residential unit by the change of use of existing outbuildings and rear shop yard	

<a href="#">DC/21/1029/FUL - 5 Beaconsfield Road</a>	Expiry Date: Thu 01 Apr 2021
	Determination Deadline: Thu 29 Apr 2021
To increase the height of the brick boundary wall to 1.9 m (max) to Victoria Road.	

## ITEM 8

### TO NOTE THE DECISIONS OF EAST SUFFOLK COUNCIL ON PLANNING APPLICATIONS PREVIOUSLY CONSIDERED BY THIS COMMITTEE

This schedule only lists those applications not previously reported to Committee.

This item is for information only.

Date	Application	WTC Decision	ESC Decision
22.09.20	DC/20/3580/VOC - 14 Gobbitts Yard	Approval	Awaiting decision
03.11.20	DC/20/3753/LBC - 23 Seckford Street	Approval	Awaiting decision
17.11.20	DC/20/4284/VOC – The Saleroom, Theatre Street	Approval	Application Withdrawn
17.11.20	DC/20/4283/LBC – The Saleroom, Theatre Street	Approval	Application Withdrawn
17.11.20	DC/20/4190/FUL – 23 Burkitt Road	Approval	Application Permitted
17.11.20	DC/20/4468/FUL – 19 Old Barrack Road	Approval	Application Permitted
14.12.20	DC/20/4519/FUL - Land To The South Of 47 Oxford Drive	Refusal	Awaiting decision
05.01.21	DC/20/5023/FUL 67 Ipswich Road	Approval	Awaiting decision
05.01.21	DC/20/5115/FUL The Galley, 21 Market Hill	Approval	Application Permitted
05.01.21	DC/20/5116/LBC The Galley, 21 Market Hill	Approval	Application Permitted
19.01.21	DC/20/4519/FUL Land to the South of 47 Oxford Drive	Refusal	Awaiting decision
19.01.21	DC/20/5152/FUL The Moorings, Cherry Tree Road	Approval	Application Permitted
02.02.21	DC/20/5155/VOC - Kings Knoll Broomheath	Approval	Application Permitted
02.02.21	DC/21/0256/LBC - Kings Knoll Broomheath	Approval	Awaiting decision
16.02.21	DC/21/0296/FUL - 53 Cumberland Street	Approval	Awaiting decision
16.02.21	DC/21/0209/FUL - 1B Thoroughfare	Approval	Awaiting decision
16.02.21	DC/21/0210/LBC - 1B Thoroughfare	Approval	Awaiting decision
16.02.21	DC/21/0226/FUL - 22 Haughgate Close	Approval	Awaiting decision
16.02.21	DC/21/0278/FUL - 34 Edwin Avenue	Approval	Application Permitted
16.02.21	DC/21/0265/FUL - 21 Through Duncans	Approval	Awaiting decision
16.02.21	DC/21/0338/FUL - Claremont 9B Church Street	Approval	Awaiting decision
16.02.21	DC/21/0491/FUL - 63A Through Duncans	Approval	Awaiting decision
02.03.21	DC/21/0313/FUL - 6 Grove Road	Approval	Awaiting decision
02.03.21	DC/21/0426/FUL - 33 Oxford Drive	Approval	Awaiting decision
02.03.21	DC/21/0571/LBC - 10 Market Hill	Approval	Awaiting decision
02.03.21	DC/21/0570/FUL – 10 Market Hill	Approval	Awaiting decision
02.03.21	DC/21/0697/FUL - 42 Chapel Street	Approval	Awaiting decision
02.03.21	DC/21/0668/LBC - 56 New Street	Approval	Awaiting decision

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

## ITEM 9

### TO COMMENT ON SUFFOLK COUNTY COUNCIL'S PROPOSED A12 IMPROVEMENTS

The County Council is consulting on proposed improvements to the A12 between the A14 "Seven Hills" junction and the A1152 Woods Lane junction. The full consultation can be found here - [A12 improvements: A14 'Seven Hills' to A1152 Woods Lane | Suffolk County Council](#)

The consultation runs until 19<sup>th</sup> March.

**Members are to consider any comments they may wish to make**

## ITEM 10

### TO COMMENT ON PROPOSED CHANGES TO THE NATIONAL PLANNING POLICY FRAMEWORK

The Government is consulting on changes to the National Planning Policy Framework (the NPPF). The full consultation document can be found at [Draft NPPF for consultation \(publishing.service.gov.uk\)](#). They are seeking comments on the changes to each section of the NPPF.

Simultaneous with the publication of the consultation document the Government have published the National Model Design Code ([National Model Design Code \(publishing.service.gov.uk\)](#)) and Guidance Notes for (Local) Design Codes ([Guidance notes for Design Codes \(publishing.service.gov.uk\)](#)). Whilst these two documents are not out for consultation Members are recommended to look in further detail at the Guidance Notes at a future meeting in preparation for consultation on a Woodbridge Design Code.

The key proposed changes are:-

#### **Section 2. Achieving sustainable development**

a) Paragraph 8(c)

Removing the words "To contribute" so that the sentence, dealing with protecting and enhancing the environment is strengthened.

b) Paragraph 11(a)

The original paragraph "plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change" has been replaced with "*all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects*".

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

This is the first reference to the need to mitigate climate change, and re-introduces the need to make effective use of land in urban areas.

### Section 3. Plan-making

c) Paragraph 20

This now reads *“Strategic policies should set out an overall strategy for the pattern, scale and design quality of places”* This is the first use of the phrase “design quality”. Members may recall this was a key feature in the recent White Paper previously commented upon.

d) Paragraph 22

This paragraph refers to the need for Local Plans to cover the next 15 years’ development needs. However, there is now a new sentence added *“Where larger-scale development such as new settlements form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery.”* which indicates that some plans may look further ahead.

There are difficulties with such a longer timescale – there may be a lack of investment in areas where future development may occur, to the detriment of the community living in the area to be subsumed by future development, which may not then come to fruition because of changing demands.

e) Paragraph 35(d)

This refers to the soundness of Local Plans. Previously it read **“Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in this Framework” but the following has now been added *“and other statements of national planning policy, where relevant.”*

This might be seen as an indication that, whatever the NPPF says, other statements of national planning policy must be taken into account in its preparation. The NPPF was intended to set out the planning framework, but clearly there are, or will be, some policies not included in it.

### Section 4. Decision-making

f) Paragraph 53

This refers to the use of Article 4 directions to remove national permitted development rights. The ability to use Article 4 directions has been restricted by the addition of the sentences;

*“where they relate to change of use to residential, be limited to situations where this is essential to avoid wholly unacceptable adverse impacts;”* and

*“[or as an alternative to the above – where they relate to change of use to residential, be limited to situations where this is necessary in order to protect an interest of national significance]”*

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

and by the addition of the words “*where they do not relate to change of use to residential*” to the sentence “be limited to situations where this is necessary to protect local amenity or the well-being of the area (this could include the use of Article 4 directions to require planning permission for the demolition of local facilities).

In addition, the sentence “*in all cases apply to the smallest geographical area possible*” has been added to this paragraph.

Article 4 directions are often used to denote conservation areas. These changes would seem to imply that in some instances changes of use to residential in a conservation area should be permitted in future.

## Section 5. Delivering a sufficient supply of homes

### g) Paragraph 73

This paragraph, referring to planning for larger scale development has been strengthened by the addition of the words “*including a genuine choice of transport modes*” when referring to the need for such development to be supported by the necessary infrastructure and development.

### h) Paragraph 73(c)

This now reads “*set clear expectations for the quality of the places to be created development and how this can be maintained (such as by following Garden City principles); and ensure that appropriate tools such as masterplans and design codes are used to secure a variety of well-designed and beautiful homes to meet the needs of different groups in the community*”.

Not only is there a realisation that development is more than buildings (the replacement of the word development in the previous version with places) but there are new references to masterplans and design codes – a further reference to the previous White Paper.

### i) Paragraph 80(d)

This refers to the development of isolated homes in the countryside, which is only permitted in certain circumstances, and in this paragraph “*the development would involve the subdivision of an existing residential building*” the word “*building*” replaces the previous word “*dwelling*”.

### j) Paragraph 80(e)

Again, referring to the development of isolated homes in the countryside the words “or innovative” have been removed so the paragraph now reads *“the design is of exceptional quality, in that it:*

*- is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas”.*

**Sections 6 and 7 have no changes.**

### **Section 8. Promoting healthy and safe communities**

k) Paragraph 92(b)

This adds the words *“attractive”* and *“cycle”* when describing the design of pedestrian routes.

l) Paragraph 97

This has been strengthened by the addition of the words *“and can deliver wider benefits for nature and efforts to address climate change”* to the existing sentence *“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities”.*

### **Section 9. Promoting sustainable transport**

m) Paragraph 105(d)

This now, referring to Planning Policies reads (they should) *“provide for high quality, well-designed walking and cycling networks and with supporting facilities such as secure cycle parking (drawing on Local Cycling and Walking Infrastructure Plans)”*

n) Paragraph 109(c)

This new paragraph refers to assessing sites that may be allocated for development in plans, or specific applications for development, where it should be ensured that *“the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code”.*

### **Section 10. Supporting high quality communications has no changes**

### **Section 11. Making effective use of land**

o) Paragraph 124

This has a new opening sentence added:-

*“Area-based character assessments, codes and masterplans can be helpful tools in helping to ensure that land is used efficiently while also creating beautiful and sustainable places”.*

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

Tools, but no a requirement.

## Section 12. Achieving well-designed places

p) Paragraph 125

This has the words *“beautiful and sustainable”* added when describing the creation of high quality buildings.

q) Paragraph 126

This is quoted in full:-

*“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities, so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. **Neighbourhood planning groups** can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities.”*

This is the first reference to Neighbourhood Planning Groups (Previously the wording read “Neighbourhood Plans”. There is no detail as to how these Neighbourhood Planning Groups are to be established, their membership, or their relationship to other such neighbouring groups.

r) Paragraph 127

*“To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code and which reflect local character and design preferences. These provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety where this would be justified.”*

As mentioned in the White Paper local authorities are being expected to produce design guides and codes. There is no reference as to where, when or how the local community will be involved in that process, although in a new Paragraph 128 it says *“Design guides and codes can be prepared at an area-wide or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents (although applicants may also elect to prepare codes for sites which they propose to develop). All guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should also be used to guide decisions on applications in the absence of locally-produced guides or codes”*.

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

s) Paragraph 130

This Council will welcome this new paragraph, which reads *“Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined<sup>49</sup>, that opportunities are taken to incorporate trees elsewhere in developments (such as community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with local highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”*

t) Paragraph 133

Again, this is a completely new paragraph: -

*“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design<sup>51</sup>, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes. Conversely, significant weight should be given to:*

*a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes; and/or*

*b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”*

### Section 13. Protecting Green Belt land has no major changes

### Section 14. Meeting the challenge of climate change, flooding and coastal change

u) Paragraph 160

This paragraph addresses flooding and there are new references to identifying all sources of flooding and to the use of green measures as part of the approach to flood risk management.

v) Paragraph 161

Again, this now refers to flooding from any source.

w) Paragraph 166(b)

This now reads *“Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:”*

*“the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment”.*

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

## Section 15. Conserving and enhancing the natural environment

### x) Paragraphs 175 and 176

These refer to development within National Parks, the Broads and Areas of Outstanding Natural Beauty and incorporate some minor, strengthening, wording changes.

### y) Paragraph 179(d)

This now reads *“When determining planning applications, local planning authorities should apply the following principles:*

*development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around other developments should be pursued as an integral part of their design, especially where this can secure measurable net gains for biodiversity and enhance public access to nature”.*

## Section 16. Conserving and enhancing the historic environment

### z) Paragraph 197

This is a new paragraph:-

*“In considering any applications to remove or alter a historic statue, plaque or memorial (whether listed or not), local planning authorities should have regard to the importance of retaining these heritage assets and, where appropriate, of explaining their historic and social context rather than removal.”*

In addition to the changes to the paragraphs in the NPPF there are changes to the timing of the Housing Delivery Test (the 5-year land supply) and there is a new Annex 3 setting out the Flood Risk Vulnerability Classification.

And finally, within the Glossary there is a new definition of Green Infrastructure: -

*“Green infrastructure: A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity”.*

Members are to consider their responses to the consultation on the National Planning Policy Framework, and to look in further detail at the Guidance Notes at a future meeting in preparation for consultation on a Woodbridge Design Code.