



WOODBIDGE TOWN COUNCIL

Shire Hall Market Hill Woodbridge Suffolk IP12 4LP

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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 Sutton

Cllr Walsh

You are hereby summoned to attend the **MEETING** of the **PLANNING COMMITTEE** to be held virtually on: **TUESDAY 17TH NOVEMBER 2020 at 5PM**

Greg Diaper

Locum Town Clerk

10th 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 3rd 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 8th AND 22nd SEPTEMBER 6th AND 20th OCTOBER – ATTACHED

8. TO COMMENT ON THE CHANGES TO THE DEVELOPMENT CONTROL ORDER FOR SIZEWELL C – 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. TO COMMENT ON THE DRAFT AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT - 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 3RD NOVEMBER 2020 at 6pm

Councillors:

Present: S Bale, Lady C Blois, G Holdcroft, S Miller, E O’Nolan, R Sanders, M Sutton (items 536-544 only) and C Walsh (items 536-542 only)

Absence without
Apologies: C Mapey

In Attendance: Locum Town Clerk and Locum Deputy Clerk

Action

536. APOLOGIES FOR ABSENCE

There were no apologies for absence.

537. 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 Holdcroft declared a local pecuniary interest in item 541, planning application DC/20/4030/FUL.

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

538. 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.

539. PUBLIC QUESTION TIME

There were no members of the public present.

540. TO AGREE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD 20TH OCTOBER 2020

The Committee agreed and approved the signing of the minutes of the Planning Committee meeting held 20th October 2020 as a true record.

541. TO COMMENT ON APPLICATIONS FOR PLANNING PERMISSION

The Council agreed their comments as set out below:-

Councillor Holdcroft left the meeting during discussion and voting on planning application DC/20/4030/FUL

Application No and Address	Committee Comments
DC/20/4030/FUL Carthew Court, 11 Station Road	We recommend APPROVAL
DC/20/4118/TPO Hill House, Pytches Road	We recommend APPROVAL
DC/20/4202/FUL 87 Thoroughfare	We recommend APPROVAL
DC/20/4203/LBC 87 Thoroughfare	We recommend APPROVAL
DC/20/3753/LBC 23 Seckford Street	We recommend APPROVAL
DC/20/4221/LBC Cherry Tree Inn, 73 Cumberland Street	We recommend APPROVAL

542. TO NOTE EAST SUFFOLK COUNCIL DECISIONS ON PLANNING APPLICATIONS WHERE THOSE DECISIONS ARE CONTRARY TO THIS COUNCIL'S RECOMMENDATIONS MADE ON 8TH AND 22ND SEPTEMBER AND 6TH OCTOBER

To Committee noted that there were no East Suffolk Council decisions on planning applications where those decisions were contrary to this council's recommendations made on 8th and 22nd September and 6th October.

Councillor Walsh left the meeting

543. TO AGREE TO EXPRESS THIS COUNCIL’S FRUSTRATION AT LAST-MINUTE CHANGES TO THE SIZEWELL C PLANNING PROPOSALS

The Committee agreed to express this Council’s frustration at last-minute changes to the Sizewell C planning proposals, and seek funding to address the impact of preparing new consultation responses.

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

The Committee felt unable to fully comment on the draft Recreational Disturbance Avoidance and Mitigation Strategy Supplementary Planning Document, as the plan showing the boundaries of the zones was unclear and without supporting evidence. The Town Clerk was asked to seek clarification so the Committee could comment at its next meeting.

Councillor Sutton left the meeting

545. TO COMMENT ON THE DRAFT STATEMENT OF COMMUNITY INVOLVEMENT

Councillor Sanders drew the Committees to discrepancies in the draft Statement of Community Involvement. Members were asked to notify the Town Clerk of any items they wished to comment on before the Committee providing final comment on the draft Statement of Community Involvement at the next meeting.

546. CLOSURE

The meeting was closed at 7pm.

Councillor Miller
Chair

ITEM 6

TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION

DC/20/4204/FUL - 10 Market Hill

Conversion of dilapidated outbuilding to rear of no.10-12 Market Hill. Conversion to create a 2-bedroom residential dwelling. Works involve minor internal alterations including the creating of a new staircase and removal of small sections of existing walls to allow for new internal doors. External works involve the creation of a new opening to the rear elevation for a double door and Juliette balcony, a new opening within the roof for a single rooflight, refurbishment of existing windows doors, brickwork to be repointed, cladding to be repainted (black) and the existing roof finish to be replaced where necessary with tiles to match existing

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QII8FAQXN5600&prevPage=inTray>

DC/20/4205/LBC - 10 Market Hill

Listed Building Consent - Conversion of dilapidated outbuilding to rear of no.10-12 Market Hill. Conversion to create a 2-bedroom residential dwelling. Works involve minor internal alterations including the creating of a new staircase and removal of small sections of existing walls to allow for new internal doors. External works involve the creation of a new opening to the rear elevation for a double door and Juliette balcony, a new opening within the roof for a single rooflight, refurbishment of existing windows doors, brickwork to be repointed, cladding to be repainted (black) and the existing roof finish to be replaced where necessary with tiles to match existing.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QII8FCQXN5700&prevPage=inTray>

DC/20/4311/LBC - Minstrel Cottage 18 Cumberland Street

Listed Building Consent - Carry out essential remedial work to front elevation

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QIV1PVQX06000&prevPage=inTray>

DC/20/4284/VOC - The Saleroom Theatre Street

Variation of Conditions 2, 5, 7, 8, 9, 10 & 11 of DC/20/2635/FUL - Change of use and extension, to provide a single dwelling

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QISZKMQXFJT00&prevPage=inTray>

DC/20/4283/LBC - The Saleroom Theatre Street

Listed Building Consent - Change of use to provide a single dwelling

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QISZKBQXFJR00&prevPage=inTray>

DC/20/3453/FUL - Side Garden Of No. 29 Peterhouse Crescent

Subdivision of plot and erection of new detached dwelling with associated works

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QG6UP7QXM2X00&prevPage=inTray>

DC/20/4434/TCA - 40 Chapel Street

Trees in rear side boundary with footpath:

T1 Conifer - remove

T2 Elder - remove

T3 Alder group - crown lift over footpath by 4m. and crown reduce by 25%

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJ9V5OQX06O00&prevPage=inTray>

DC/20/4433/TCA - 99 Thoroughfare

T1 - Ash - 30% crown reduction

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJ9UZ6QX06O00&prevPage=inTray>

DC/20/4398/FUL - 87 Old Barrack Road

Proposed single storey side extension and other alterations

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJ6C5WQXFP00&prevPage=inTray>

DC/20/4190/FUL - 23 Burkitt Road

Proposed extensions and alterations to rear of property

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QIIOSKQX06O00&prevPage=inTray>

DC/20/4468/FUL - 19 Old Barrack Road

Erection of two-storey side and single storey rear extension. New vehicular access and parking.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QJD7DKQXFT000&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 8th AND 22nd SEPTEMBER 6th AND 20th OCTOBER

There were four applications on which this Council commented on 8th September. All were approved by East Suffolk Council in line with our comments.

There were five applications on which this Council commented on 22nd September. One (DC/20/3477/TCA) has been approved, in line with our comments. One (DC/20/3497/TCA) was approved contrary to our comments. One other (DC/20/3384/FUL) has been withdrawn. Neither of the remaining two have yet been determined by East Suffolk Council.

There were eleven applications on which this Council commented on 6th October. Six have been determined by East Suffolk Council in line with our comments. One (DC/20/3716/TCA) was approved contrary to our comments, and four have yet been determined by East Suffolk Council.

Those two applications which have determined contrary to our comments relate to tree works in the conservation area and reflect this Council's response to the climate emergency differing from East Suffolk Council's planning response.

This item is for information only.

ITEM 8

TO COMMENT ON THE CHANGES TO THE DEVELOPMENT CONTROL ORDER FOR SIZEWELL C

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

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.

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, with an arbitrary view taken as to the boundary between the two zones being taken on occasions. . 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://eastsoffolk.inconsult.uk/consult.ti/DraftSCI2020/viewCompoundDoc?docid=1189106>

0 - 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. At the last meeting of this Committee it was believed there were discrepancies within the document, but these have now been investigated and the document is accurate.

Members are recommended to note the receipt of the consultation document

ITEM 11

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 9th November and 21st 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;
- 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 - 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.

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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