



# WOODBIDGE TOWN COUNCIL

Shire Hall Market Hill Woodbridge Suffolk IP12 4LP

Locum Town Clerk: Gordon Mussett

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## TO MEMBERS OF THE PLANNING COMMITTEE

Cllr Bale	Cllr Jewers	Cllr Rawlings	Cllr Sylvester
Cllr Lady Blois	Cllr Mapey	Cllr Sanders	Cllr Thompson
Cllr Gillard	Cllr Miller	Cllr Semmens	Cllr Walsh
Cllr Holdcroft	Cllr O’Nolan	Cllr Sutton	Cllr Wilks

You are hereby summoned to attend the **MEETING** of the **PLANNING COMMITTEE** to be held **virtually** on: **TUESDAY 19<sup>th</sup> MAY 2020 at 6.00PM**

Gordon Mussett  
Locum Town Clerk  
13<sup>th</sup> May 2020

To join this meeting as a member of the public please contact the Town Clerk via email – [townclerk@woodbridge-suffolk.gov.uk](mailto:townclerk@woodbridge-suffolk.gov.uk) for more information.

### **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.*

## AGENDA

- 1. TO ELECT A CHAIR OF COMMITTEE**  
To elect the Chair of committee for the civic year 2020/21.
- 2. TO ELECT A VICE-CHAIR OF COMMITTEE**  
To elect the Vice-chair of committee for the civic year 2020/21.
- 3. APOLOGIES**  
To receive apologies for absence.

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

**4. 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.

**5. 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.

**6. PUBLIC QUESTION TIME**

15 minutes maximum.

**7. CONFIRMATION OF PLANNING COMMITTEE MINUTES**

To confirm the minutes of the Planning Committee held on Tuesday 3<sup>rd</sup> March 2020 – Copies in the Members area and the public area of the website.

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

As set out on the attached schedule.

**9. TO CONSIDER AND COMMENT IF APPROPRIATE ON THE DRAFT MAIN MODIFICATIONS TO THE DRAFT LOCAL PLAN TO ADDRESS ISSUES RAISED BY THE PLANNING INSPECTOR - ATTACHED**

To consider and comment if appropriate on the draft Main Modifications to the draft Local Plan to address issues raised by the Planning Inspector – attached.

**10. TO CONSIDER AND COMMENT IF APPROPRIATE ON EAST SUFFOLK COUNCIL'S LOCAL VALIDATION REQUIREMENTS FOR PLANNING APPLICATIONS – ATTACHED**

To consider and comment if appropriate on East Suffolk Council's local validation requirements for planning applications.

**11. CLOSURE**

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**WOODBIDGE TOWN COUNCIL**

Minutes of a meeting of the **PLANNING COMMITTEE** held in the Shire Hall, Market Hill, Woodbridge on **TUESDAY 3<sup>RD</sup> MARCH 2020 at 10.30am**

**Councillors:**

Present: Lady C Blois, C Mapey, R Sanders and M Sutton

Apologies: S Bale, P Gillard, S Miller, E O’Nolan, A Semmens and C Walsh

In Attendance: Locum Town Clerk

**Action**

782. **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 Councillor declared any interest in matters on the agenda.

783. **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 for dispensations.

784. **PUBLIC QUESTION TIME**

There were no members of the public present.

785. **CONFIRMATION OF PLANNING COMMITTEE MINUTES**

The Committee agreed the minutes of the Planning Committee held on Tuesday 18<sup>th</sup> February as a true record, which were duly signed.

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

The Council agreed their comments as set out below:-

<b>Application No and Address</b>	<b>Committee Comments</b>
<b>DC/20/0570/FUL - 29 Bredfield Road Melton IP12 1JA</b>	<b>We recommend APPROVAL</b>
<b>DC/20/0256/ADN - 20A Cumberland Street</b>	<b>We recommend APPROVAL</b>
<b>DC/20/0632/FUL - 51 Theatre Street</b>	<b>We recommend APPROVAL</b>
<b>DC/20/0633/LBC - 51 Theatre Street</b>	<b>We recommend APPROVAL</b>
<b>DC/20/0719/FUL - Trestle Trees 21 Sandy Lane</b>	<b>We recommend APPROVAL</b>
<b>DC/20/0785/TCA - 88-90 Castle Street</b>	<b>We recommend APPROVAL but would wish to see a replacement tree planted</b>
<b>DC/20/0779/TCA - Woodbridge Lodge Residential Home 5 Burkitt Road</b>	<b>We recommend APPROVAL</b>

787. **CLOSURE**

The meeting was closed at 10.48am and the date of the next meeting confirmed as Tuesday 17<sup>th</sup> March 2020 at 6pm.

Councillor O’Nolan  
Chairman

## ITEM 8

### TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION

#### Links to East Suffolk Council planning portal

##### **DC/20/1584/FUL - 66 Victoria Road**

Replacement of existing rear UPVC conservatory and brick lean-to single story ancillary building and outbuilding with Single storey rear extension and associated landscaping. Removal of small trees and shrubs to rear garden area. Demolition and re build of front boundary wall. Insertion of new traditional brick faced dormer to north east (rear) facing roof slope.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=Q9FPXGQXJ6400&activeTab=summary>

##### **DC/20/1565/TCA - 65 Victoria Road**

T1 Pine - to be felled.

The tree has recently dropped two substantial branches, in the last 10 years, it leans over the house and causes heavy shading. It's removal will allow adjacent young Oaks and Birch to flourish. Corrective pruning of these as required is also included in Notice.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=Q9AAZXQX07400&activeTab=summary>

## ITEM 9

### TO CONSIDER AND COMMENT IF APPROPRIATE ON THE DRAFT MAIN MODIFICATIONS TO THE DRAFT LOCAL PLAN TO ADDRESS ISSUES RAISED BY THE PLANNING INSPECTOR

The document can be viewed in full at

<https://suffolkcoastallocalplan.inconsult.uk/consult.ti/mainmodifications2020/>

A large number of the proposed modifications result from the decision by other authorities not to proceed with the Ipswich Northern bypass scheme.

There are some positive enhancements to the key issues to reflect the importance of bio-diversity:-

Ref	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan	Main Modification	Reason
MM2	8	Chapter 1 (Key Issues)	Amend second bullet of the Biodiversity section of the Key Issues to read:  Need to ensure that areas of biodiversity value are protected and enhanced, <b><u>and that net gains for biodiversity are delivered.</u></b>	To reflect national policy in relation to biodiversity net gain. See Statement of Common Ground between ESC and Natural England (August 2019)
	19	Paragraph 2.17	Insert text at end of paragraph 2.17 as set out below:  <b><u>The provision of green infrastructure would also be expected to contribute to the delivery of net gains for biodiversity.</u></b>	To provide clarity that green infrastructure should contribute to the achievement of biodiversity net gain. See Statement of Common Ground between ESC and Natural England

A distinction is now made between Strategic and Non-Strategic policies; these will enable Parishes/Towns developing Neighbourhood Plans to incorporate policies in those plans which compliment East Suffolk's Strategic policies.

There are changes which reflect the reduced housing need figures – a reduction of 40 homes per year across the life of the plan. However, there is a new paragraph (Policy SCLP2.1) which indicates that should one of the other authorities in and around Ipswich be unable to meet its growth target, then East Suffolk's target may be subject to upward adjustment.

There is a commitment to work with Suffolk County Council and other neighbouring authorities to address traffic and travel issues in the Ipswich area.

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There are changes which reflect that Sizewell C may well be given approval during the life of the Local Plan.

There are important changes to employment policy, requiring a sequential test to be applied to new office developments outside town centres (i.e. to review existing vacant offices/employment land in the town centre before approving a new edge of town site).

There are changes which reflect the need to maintain retail to ensure a high level of footfall in town centres.

There are changes which reflect the need to address the provision of specialist accommodation for the growing percentage of older residents.

However, the ability of the District Council to assess whether it is viable for particular sites to be subject to the requirement to deliver a percentage of affordable housing still remains.

The policy regarding land at Woodbridge Football Club appears to have been weakened by the removal of the requirement for new facilities NOT to be accessible by non-car modes of transport.

**Members are to consider if they wish to comment on this document**

#### **ITEM 10**

#### **TO CONSIDER AND COMMENT IF APPROPRIATE ON EAST SUFFOLK COUNCIL'S LOCAL VALIDATION REQUIREMENTS FOR PLANNING APPLICATIONS**

These requirements set out in detail the information to be supplied by developers/applicants before East Suffolk Council accept the planning application as valid (and the timescale for determination commences).

The full document is at <https://www.eastsuffolk.gov.uk/assets/Planning/Planning-Applications/Local-Validation-Requirements.pdf>

**Members are to consider if they wish to comment on this document**