



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 Sutton

Cllr Walsh

You are hereby summoned to attend the **MEETING** of the **PLANNING COMMITTEE** to be held **virtually** on: **TUESDAY 22nd SEPTEMBER 2020 at 6PM**

Greg Diaper

Locum Town Clerk

17th September 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 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 8th September 2020.

6. TO COMMENT ON APPLICATIONS FOR PLANNING PERMISSION

As set out on the attached schedule.

7. TO COMMENT ON THE PROPOSED CHANGES TO THE PLANNING SYSTEM – ATTACHED

To comment on the proposed changes to the Planning System –

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907647/MHCLG-Planning-Consultation.pdf

8. TO AGREE TO PUBLICLY REGISTER OUR OPPOSITION TO THE REMOVAL OF FORMER PLANNING POLICY 11.9 IN THE NEWLY-ADOPTED LOCAL PLAN

9. CLOSURE

WOODBIDGE TOWN COUNCIL

Minutes of an on-line meeting of the PLANNING COMMITTEE held on TUESDAY 8TH SEPTEMBER 2020 at 6pm

Councillors:

Present: S Bale, Lady C Blois (except item 405-407), S Miller, R Sanders and M Sutton

Apologies: G Holdcroft, E O’Nolan and C Walsh

By Invitation: Councillor Jewers

Absent without
Apologies:

C Mapey

In Attendance: Locum Deputy Town Clerk and two members of the public

Action

405. APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillors Holdcroft, O’Nolan and Walsh.

406. 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.

407. 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.

408. PUBLIC QUESTION TIME

Two members of the public regretted that the Council had agreed to recommend approval to planning application DC/20/2725/FUL The Crown Hotel, 2 Thoroughfare, before residents' comments had been received. They spoke about the impact of the new building on their aspect in Crown Place and asked if the Committee, without changing its original decision, could ask East Suffolk Council to take the concerns of the residents in Crown Place into consideration.

The Committee agreed to email East Suffolk Council to this effect.

409. CONFIRMATION OF PLANNING COMMITTEE MINUTES

The Committee agreed and approved the signing of the minutes of the meeting held Tuesday 25th August 2020 as a true record.

410. TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION

Application No and Address	Committee Comments
DC/20/3140/TCA – Garden House, 3A Pytches Road	We recommend APPROVAL
DC/20/3242/FUL – 6 Ransom Road	We recommend APPROVAL
DC/20/3250/FUL – 60 Old Barrack Lane	We recommend APPROVAL
DC/20/3304/FUL – 37 Grundisburgh Road	We recommend APPROVAL

411. TO COMMENT ON THE PROPOSED CHANGES TO THE PLANNING SYSTEM

The Committee considered the proposed changes to the Planning System and asked the Locum Deputy Clerk to produce a series of detailed draft responses for consideration at future meetings.

412. TO AGREE THE STATEMENT TO BE INCLUDED AS PART OF THE REGISTRATION PROCESS FOR THE SIZEWELL C INSPECTION

The Committee agreed to recommend to Full Council that the following statement to be included as part of the registration process for the Sizewell C inspection:-

Woodbridge Town Council (WTC) presents the following representation.

The DCO application does not consider the impact of contractor/subcontractor, consultants or EDF off site facilities on road usage, local employers and

accommodation in the greater Suffolk area. There will be potential for such facilities to be developed at Rendlesham Business Park at the end of the A1152 where office and lay down areas are plentiful and temporary accommodation is feasible. It is on a direct non A12 route to Sizewell C.

The study of road-based transportation does not address the impact on Woodbridge and its environs or propose any avoidance or mitigation as it fails to

- a) consider the use that site staff, visitors and delivery drivers can make of non A12 routes to Sizewell or any off-site facilities. Traffic enabled GPS often directs this route
- b) the route likely to be directed is via the A1152 and B1069. This has pinch points at the junction with the B1438 and at Melton railway level crossing. There are no options to improve traffic flow. Significant additional traffic flow will cause queues to extend over the level crossing.
- c) the impact of additional traffic on extending periods of current queuing on the A12 south of the B1079/A12 roundabout to the B1438/A12 roundabout
- d) the use of B1438 through Woodbridge to the A1152 or onto the A12 southern park and ride and lorry park holding facility via Ufford and Wickham Market, known rat runs.
- e) The impact of diversion due to accidents between the A1152/A12 junction and the southern park and ride and lorry park holding facility.

Use of Rendlesham Business Park will attract employees from Woodbridge to Rendlesham increasing traffic issues. Further it will attract new employees to live in Woodbridge exacerbating current limits on low cost and tourist accommodation. This will impact on local employers, employees, tourist related employment, a key employment sector.

The DCO study of rail transportation assumes night-time delivery trains as train paths are currently restricted to one track from Woodbridge to Saxmundham. The railway passes through urban residential areas at Woodbridge, Melton, Campsea Ashe and Saxmundham with pedestrian crossing requiring use of klazons and noisy passage over jointed track. No means of avoidance or mitigation for such impact is investigated/proposed. The Council consider night-time trains could be avoided by incorporating a length of dual track in the Campsea Ashe area, effectively doubling line capacity during the day. Further extension of continuous rail from Bealings to Saxmundham would reduce noise impact and maintenance of many life expired timber sleepers.

WTC also wish to register concerns on other aspects that will impact residents, and the regional setting

- a) *EDF's coastal process assessment, HCDF design, FRA findings, the suitability and practicality of an 'adaptable' coastal defence approach at Sizewell C on site safety and regional coastal erosion*
- b) *ii. the impact of the traffic movements to/from the Seven Hills lorry park on the A12 and the A12/A14 interchange*

WTC will seek to assist Examiners if they request further particulars on these matters.

The Committee further agreed that, in order to capture the widest range of comments, the Locum Deputy Clerk contact affected Parishes with a view to forming a single registered group party to the process with a one-line statement that "This group endorses the views of the following Parish/Town Councils" and then list the members of the group in the statement.

413. CLOSURE

The meeting was closed at 6.59pm.

Councillor Miller
Chair

ITEM 6

TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION

Links to East Suffolk Council planning portal:

DC/20/3384/FUL - 11 Hilly Fields

Proposed alterations and extensions

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QG1582QXLZD00&prevPage=inTray>

DC/20/3477/TCA – Clock House 42 Cumberland Street

Beech tree in close proximity to boundary wall and driveway. Requires it's annual (previously approved) '20% reduction' prune. Overhanging entrance gate/driveway/public footpath/neighbours.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QGB0WCQX07400&prevPage=inTray>

DC/20/3497/TPO - 45 Crown Place

To fell 2no. Limes that have responded badly to previous pollarding by producing massed epicormic growth and little top growth, causing damp and decay to fence and summerhouse. Replanting with more appropriate species is proposed.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QGC5YJQX07400&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/20/3606/TCA - Woodbridge School Burkitt Road

T1 Holm Oak - Crown raise by up to 4m to accommodate new parking bays T2 Lime - Reduce north aspect of crown by 1m to suitable growth points. The tree has had previous pruning works to accommodate the development leaving crown unbalanced.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QGOTWKQXMAR00&prevPage=inTray>

DC/20/3580/VOC - 14 Gobbitts Yard

Variation of Condition Nos 4 and 5 of C631/17 - Use one of the approved shop units as restaurant - The conditions sought to be varied relate to the hours of operation of the restaurant and the terraces

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QGN7LVQXM9R00&prevPage=inTray>

ITEM 7

TO COMMENT ON THE PROPOSED CHANGES TO THE PLANNING SYSTEM

As Members have realised this is a lengthy document on which to comment.

I have therefore only managed to date to provide recommended comment on a few sections:-

Question 5 – Do you think Local Plans should be simplified

The Government intention is to more clearly identify those areas where development may (either in significant numbers – growth areas – or on a more piecemeal basis – renewal areas) or may not take place. To some extent this is helpful – there are, for example, areas in the current local plan where development is permitted but applications are being turned down – but only in conjunction with clear (and detailed) guidelines as to what may be built in those areas. Across the area East Suffolk those guidelines will either have to be site specific or vague; what would be appropriate styles of development in Lowestoft might not be appropriate in Southwold. Is having a whole range of site specific guidelines simplification ?

The purpose of the local plan should be to inform; inform developers and the public, but the public as a whole remain unaware until development is planned in their immediate vicinity – and by then it's too late. Will simplification by way of redefining land into one of three categories help inform the public better ? Sure, your Solicitor might note the category of the surrounding land in their land charge survey report – but would that be reason not to buy that property, and will you remember in five years time when that view from your lounge window is being bulldozed ?

Proposed response: Local Plans should not be simplified

Question 6 Do you agree with our proposals for streamlining the development management content of Local Plans, and setting out general development management policies nationally?

The intention here is to provide, either via the National Planning Policy Framework, or by locally-agreed Design Guides, clarity regarding the height, scale, density, design, layout of properties which could be built where development is permitted – a sort of pre-approval of certain design types. Provision for this already exists in planning legislation – neighbourhood development orders were introduced as part of the Localism Act 2011, but are rarely used.

The attractiveness, and uniqueness of our towns and villages is in some way due to the way they have evolved, with a variety of building styles and sizes jumbled together as

communities have grown. We think of unattractive the rows of workers' houses erected in the 1800's as industry grew – or the standard pre-cast GLC expansion houses reproduced in Harlow,

or Ockendon. Even the model villages of the more inspired factory owners had a mix of designs, even if the larger houses were for middle management.

Preparation of these Design Guide is both time-consuming and costly, and there is increasing evidence that Councils are already more than willing to have them produced by organisations with a vested interest in developing the land – he who pays the piper calls the tune. Given the time and cost constraints on East Suffolk Council there is going to be a demand for the number of individual site design guides to be kept to a minimum, which means that any Woodbridge individuality is likely to be lost, and future development may be based on a design guide produced by a developer.

Proposed Response: Oppose the setting out of general development management policies nationally

Members are recommended to agree these responses

Further draft responses will be available at the meeting.

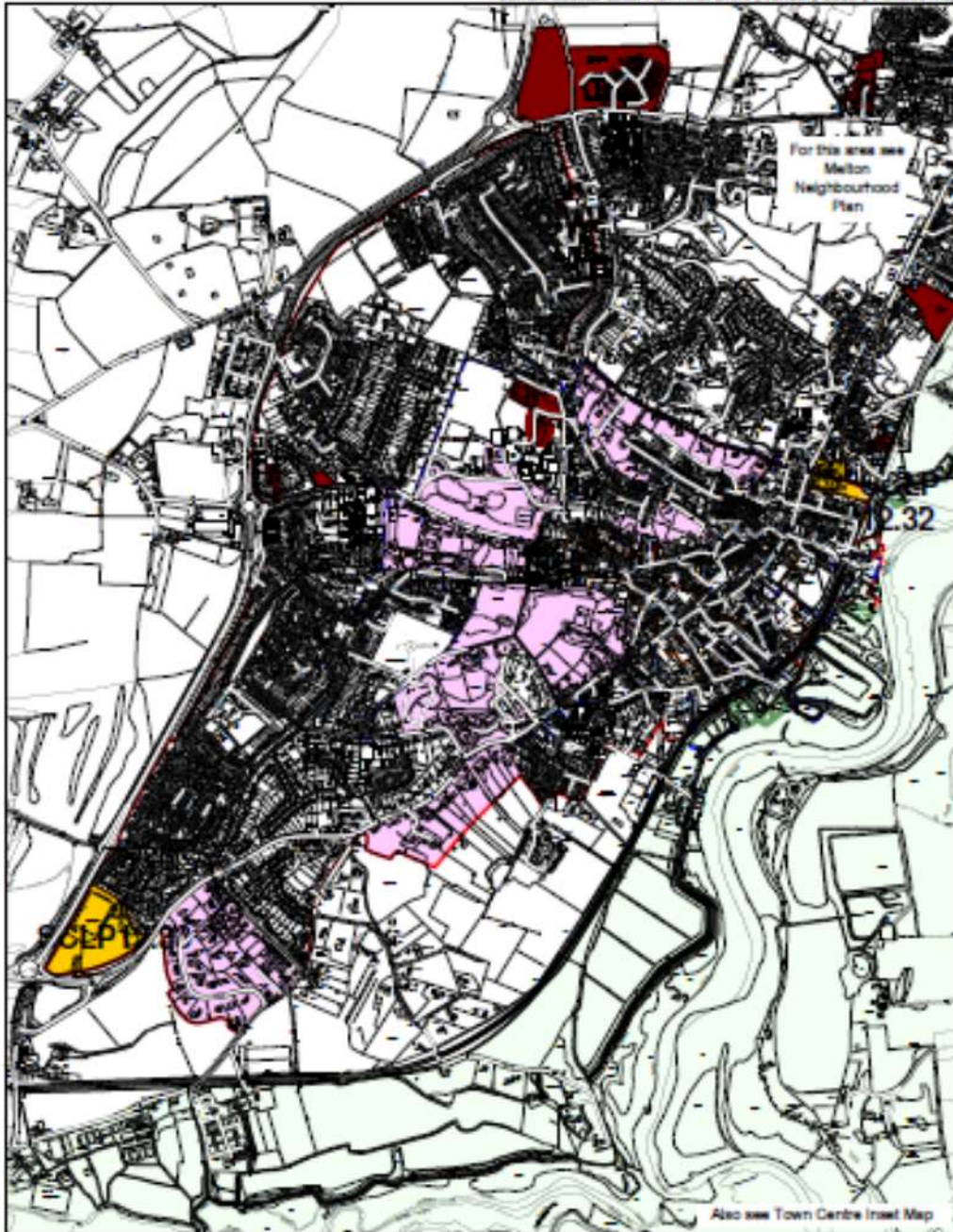
ITEM 8

TO AGREE TO PUBLICLY REGISTER OUR OPPOSITION TO THE REMOVAL OF FORMER PLANNING POLICY 11.9 IN THE NEWLY-ADOPTED LOCAL PLAN

Members will recall that this Committee registered its objection to the removal of former planning policy 11.9 from the new Local Plan. This removed protection from development in all of the areas shown in pink on the attached plan below.

There are differing schools of thought as to whether we should publicly decry its removal (now agreed by the Planning Inspector) and raise awareness amongst residents of the implications of its removal, yet at the same time drawing developer's attention to the greater opportunities presented by its removal.

Members are to agree which course of action to pursue.



Key

- Area of Outstanding Natural Beauty □ SCLP4.9: Development in Town Centres
- SCLP11.8: Historic Parks & Gardens □ SCLP11.9: Areas to be Protected from Development
- Housing Allocation ■ Housing Permissions as at 31/03/18 □ SCLP3.3: Settlement Boundaries
- SCLP11.5: Conservation Areas □ SCLP5.15: Moorings, jetties & slipways

82 - Woodbridge (with parts of Martlesham & Melton)

Suffolk Coastal District Council

Scale 1:15000



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www.eastsuffolk.gov.uk/suffolkcoastallocalplanreview