

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



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 27TH APRIL 2021 at 6PM**

A handwritten signature in black ink, appearing to read 'G. Diaper'.

Greg Diaper

Locum Town Clerk

14th April 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=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 30th 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 CONSIDER WHETHER TO MAKE ADDITIONAL COMMENT ON APPLICATION DC/20/2319/FUL - ATTACHED

10. TO CONSIDER WHETHER TO RESPOND TO THE CONSULTATION DOCUMENT REGARDING OPENESS AND TRANSPARENCY OF EAST SUFFOLK COUNCIL'S PLANNING PROTOCOL RECEIVED FROM THEBERTON AND EASTBRIDGE PARISH COUNCIL – ATTACHED

11. TO COMMENT ON THE SUSTAINABLE CONSTRUCTION SUPPLEMENTARY PLANNING DOCUMENT (SPD) – ATTACHED

12. TO COMMENT ON THE PROPOSED POTENTIAL IMPACT REPORT FOR SUBMISSION BY EAST SUFFOLK AND SUFFOLK COUNTY COUNCIL AS PART OF THE SIZEWELL C EXAMINATION

13. 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 30TH MARCH 2021**
at **6pm**

Councillors:

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

Apologies: C Mapey

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

Action

989. TO RECEIVE APOLOGIES FOR ABSENCE

Apologies for absence had been received from Councillor Mapey.

990. TO RECEIVE DECLARATIONS OF INTEREST

No Members declared any interests in items on the agenda.

991. TO CONSIDER REQUEST FOR DISPENSATIONS

Councillor Sutton declared a non-pecuniary interest in item 995 as a director of the Woodbridge Riverside Trust.

Councillor O’Nolan declared a non-pecuniary interest in item 995 as a friend of an objector to application DC/21/1192/FUL.

Councillor Sanders declared a non-pecuniary interest in item 995 as a friend of an objector to application DC/21/1280/FUL.

992. TO AGREE AND APPROVE THE MINUTES OF THE PLANNING COMMITTEE MEETING HELD 16th MARCH 2021

The Committee agreed and approved the signing of the minutes of the Planning Committee meeting held on 16th March 2021 as a true record.

993. PUBLIC QUESTION TIME

There were no members of the public.

994. 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.

995. TO COMMENT ON APPLICATIONS FOR PLANNING PERMISSION

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/21/1101/FUL - 54 Victoria Road	We recommend APPROVAL
DC/21/1066/FUL - 34 Thoroughfare	We recommend APPROVAL
DC/21/1067/LBC - 34 Thoroughfare	<p>We note that the visible exposed roof structure suggests the historic building extends considerably further back than the applicant has stated.</p> <p>We thus consider that the Applicant's historic statement may not accurately represent the extent of the historic features and are concerned about potential damage to these.</p> <p>In line with the comments made by the Design and Conservation Officer, we recommend REFUSAL in line with SCLP 11.4: Listed Buildings, due to the potential damage to the fabric of the historic building.</p>
DC/21/0613/FUL - Land Opposite 4 Central Maltings Doric Place	<p>We recommend REFUSAL as we feel that this application does not conform to SCLP 11.1 Design Quality b and c</p> <p>We are also disappointed to see that this is a retrospective application, with the work around 80% complete.</p> <p>We would expect to receive a 'Change of Use' application should this extension be used as part of a business, as suggested by local residents.</p>
DC/21/1097/VOC - 55 Thoroughfare	We recommend APPROVAL
DC/21/0426/FUL - 33 Oxford Drive	We recommend APPROVAL
DC/21/1190/FUL - 21 Hasketon Road	We recommend APPROVAL
DC/21/1192/FUL - 4 Upper Moorfield Road	We recommend APPROVAL

DC/21/0656/VOC - Whisstocks Boatyard Tide Mill Way	The committee agreed to defer this application to it's next meeting until further information was available.
DC/21/1280/FUL - 39 Portland Crescent	We recommend APPROVAL

996. TO NOTE EAST SUFFOLK COUNCIL DECISIONS ON PLANNING APPLICATIONS WHERE THOSE DECISIONS ARE CONTRARY TO THIS COUNCIL'S RECOMMENDATIONS AND NOT PREVIOUSLY REPORTED

The Committee noted the East Suffolk Council decisions on planning applications where those decisions are contrary to this council's recommendations and not previously reported.

997. TO COMMENT ON THE SUSTAINABLE CONSTRUCTION SUPPLEMENTARY PLANNING DOCUMENT (SPD)

The Committee agreed to defer this item until their next meeting on April 13th.

998. TO COMMENT ON EAST SUFFOLK COMMUNITY INFRASTRUCTURE LEVY (CIL) CHARGING SCHEDULE

The Committee noted this consultation.

999. CLOSURE

The meeting was closed at 6.43pm.

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.

DC/21/1380/TCA - 10 Warren Hill Road	Expiry Date: Tue 13 Apr 2021
	Determination Deadline: Sun 02 May 2021
<p>Removal of a lime tree on the border of the back gardens of numbers 10 and 8 Warren Hill Road. This tree is unattractive (having been heavily pollarded long before I bought the property in 2010) and is unpopular with both myself and my neighbours. It creates shading that prevents other planting in the area, while the sticky sap makes it difficult to enjoy the valued seating areas either side of the fence. Discussions with neighbours and experts have led to the conclusion that the only good option is to remove the tree, to allow replanting on both sides of the fence. During my 10 years in the property, I have so far planted 4 holm oaks (to compliment 2 existing) and a beech hedge (to compliment 1 existing). I have excellent relationships with all of my neighbours and this removal is part of our continued co-operation to maintain and improve our shared back garden environment.</p>	

DC/21/1538/TCA - Woodbridge School Burkitt Road	Expiry Date: Tue 20 Apr 2021
	Determination Deadline: Sun 09 May 2021
<p>T4 Yew - crown lift by 0.5m over road. T8 Holm Oak - lift crown over roof. T10 Pine - Fell, tree is damaging sewage pipes which cannot be repaired with tree in place. T17 Holm Oak - 2 over-extended branches over road; prune in by 3m. T22 Ash - decayed at base, fell. G1 row of Lime - repollard to previous pollard points. (T15, G2 and G3 are outside Conservation Area) Notice of deadwood removal, hanging branch removal is noted but is exempt from Section 211 notification.</p>	

DC/21/1528/TCA - Burkitt House 48 Chapel Street	Expiry Date: Wed 21 Apr 2021
	Determination Deadline: Sun 09 May 2021
<p>T1 Sycamore: Pollard tree at 8m above ground level. Remove ivy from stem T2 Horse chestnut: Pollard 3 leaders back to previous pollard cut (approx 3m above ground level). Remove ivy from stem</p> <p>Reason: Both trees are of suppressed form and have recently become exposed to wind loadings for which they are not adapted, following the failure of a large copper beech. Honey fungus is noted as being present, which poses an additional concern.</p> <p>The sycamore has developed a significant eastward lean and growth emphasis, apparently due to previous shading by the copper beech. With the beech now gone it has an unbalanced appearance, which is largely compromising its contribution to the character of the Conservation Area (C.A.)</p>	

Please be aware that the recording of this meeting is probable

The horse chestnut is growing beneath a large oak tree. The oak is located on the site frontage with the horse chestnut behind and the loss of canopy relating to pollarding the chestnut will not have any significant impact on the contribution of trees within the site on the C.A.

DC/21/1539/TCA - The Abbey School Church Street	Expiry Date: Tue 27 Apr 2021
	Determination Deadline: Sun 09 May 2021
<p>T3 Willow fallen into pond - remove from pond. T6 Oak with basal cavity - reduce by 30% T8 2no. Accacia with weak lower unions, risk of splitting - fell T9 Chestnut, cavity and decay - reduce by 50% T10 Sycamore, weak lower fork with decay - fell. G1 Oak and Limes - lift to clear rooves by 2m. All notifications of dead tree and deadwood removal are noted and accepted.</p>	

This schedule is for information only.

ITEM 7

TO COMMENT ON APPLICATIONS FOR PLANNING PERMISSION

DC/21/1385/FUL - 11B & 11C Thoroughfare	Expiry Date: Thu 22 Apr 2021
	Determination Deadline: Sun 16 May 2021
Change of Use from Class E (a) Retail to Class E (b) Restaurant and installation of associated extraction equipment	

DC/21/1429/FUL - 34 Victoria Road	Expiry Date: Thu 22 Apr 2021
	Determination Deadline: Mon 17 May 2021
Proposed single storey rear extension to create larger kitchen area, internal modifications to existing house and conversion of loft space to create an additional bedroom	

DC/21/1156/VOC - 55 Thoroughfare	Expiry Date: Thu 06 May 2021
	Determination Deadline: Wed 05 May 2021
<p>Variation of conditon no. 2 of DC/18/2820/LBC - Part Demolition of Single-Storey Rear Shop Projection. Alterations and Additions to Remaining Single-Storey Structure to form Detached Dwelling Fronting Little St John's Street (Amended Design From That Approved Under Planning Permission DC/17/3371/FUL & Listed Building Consent DC/17/3372/LBC) 55 Thoroughfare, Woodbridge, IP12 1AH - To make Minor alterations to approved scheme</p>	

DC/21/1580/FUL - 93 Ipswich Road	Expiry Date: Fri 30 Apr 2021
	Determination Deadline: Tue 25 May 2021
New pitched roof over existing garage and new carport	

DC/21/1130/FUL - Girraween 72 Cumberland Street	Expiry Date: Thu 06 May 2021
	Determination Deadline: Wed 26 May 2021
Change wooden windows and doors to UPVC. To include: 18x windows, 1x French door	

Please be aware that the recording of this meeting is probable

DC/21/1531/VOC - Woodbridge School Burkitt Road	Expiry Date: Fri 07 May 2021
	Determination Deadline: Sun 23 May 2021
Variation of Condition 6 on Application C/94/0148 - Construction of synthetic all weather pitch protective fencing and floodlights, over area of existing sports pitch - The proposed change in floodlight hours can be summarised as follows: Existing - Monday to Friday no later than 1900 (other than a maximum 12 occasions per year where use is permitted up to 2100), Saturday no later than 1700, Sunday no use. Proposed - Monday to Thursday 0830-2200, Friday 0830-2100, Saturday 0900-2000, Sunday 1000-1700. Please see submitted covering letter for further details.	
DC/21/1665/FUL - 6 Grove Road	Expiry Date: Wed 05 May 2021
	Determination Deadline: Mon 31 May 2021
Hipped roof extension to increase first floor accommodation	
DC/21/1706/FUL - 1 Kingston Road	Expiry Date: Fri 07 May 2021
	Determination Deadline: Wed 02 Jun 2021
A simple porch addition	
DC/21/0667/FUL - 56 New Street	Expiry Date: Thu 11 Feb 2021
	Determination Deadline: Thu 18 Feb 2021
Addition of single storey conservatory (3.5 m deep x 3.5 m wide) to rear of property consisting of one brick wall to east and two double glazed glass walls (bifold door to south) with insulated pitched false slate roof, using existing double door entrance frame to kitchen.	
DC/21/1682/FUL - 8 Catherine Road	Expiry Date: Thu 06 May 2021
	Determination Deadline: Tue 01 Jun 2021
Loft extension including extension of main hip roof, single storey side and rear extension and widening of existing rear dormer	
DC/21/1607/FUL - 28 Briarwood Road	Expiry Date: Thu 06 May 2021
	Determination Deadline: Wed 26 May 2021
Proposed alterations and rear two storey extension.	
DC/21/1569/FUL - Grove Garage West A12 Northbound Grove Road	Expiry Date: Thu 06 May 2021
	Determination Deadline: Mon 24 May 2021
Application for full planning permission for removal of old fuel tanks, installation of new underground fuel tanks and pipework, repositioning of off set fills and vents, replacement car parking provision, new bin store, minor forecourt changes and associated works.	
DC/21/1782/LBC - The Saleroom Theatre Street	Expiry Date: Fri 14 May 2021
	Determination Deadline: Mon 07 Jun 2021

Please be aware that the recording of this meeting is probable

Listed Building Consent - Minor alterations to approved scheme, including external lift, new larder and 2no. glazed roof panels.

[DC/21/1616/PN3 - 4 Quayside Place Quay Side](#)

Expiry Date: Mon 10 May 2021

Determination Deadline: Wed 26 May 2021

Prior Notification - Current description of building: A three story building of mixed use. Ground floor consists of two commercial offices & one residential flat. The remaining two floors are residential flats. Change of use. The owner of the ground floor unit (office) wishes to convert the space into a 2 bedroom ground floor flat. This will consist of: Ground floor, floor open plan kitchen and living space - with two windows for natural light - 2no bedrooms - each with windows for natural light. Toilet/shower room - with extractor. The building benefits from an energy efficient, carbon reducing, electric central heating system - there is no gas. There is less requirement for office space due to the COVID 19 pandemic, and a better use of the space is residential

Please be aware that the recording of this meeting is probable

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
14.12.20	DC/20/4519/FUL - Land To The South Of 47 Oxford Drive	Refusal	Application Permitted
05.01.21	DC/20/5023/FUL 67 Ipswich Road	Approval	Awaiting decision
19.01.21	DC/20/4519/FUL Land to the South of 47 Oxford Drive	Refusal	Application Permitted
16.02.21	DC/21/0296/FUL - 53 Cumberland Street	Approval	Awaiting decision
02.03.21	DC/21/0426/FUL - 33 Oxford Drive	Approval	Awaiting decision
02.03.21	DC/21/0668/LBC - 56 New Street	Approval	Application Permitted
16.03.21	DC/21/0866/FUL - 11 Cobbold Road	Approval	Awaiting decision
16.03.21	DC/21/0869/FUL Fen Way, Fen Walk	Approval	Awaiting decision
16.03.21	DC/21/0941/LBC Flat 3, Kirby Court, Gobbitts Yard	Approval	Awaiting decision
16.03.21	DC/21/0955/LBC The Saleroom, Theatre Street	Approval	Awaiting decision
16.03.21	DC/21/1041/FUL Orchard House, 26 Moorfield Road	Approval	Awaiting decision
16.03.21	DC/21/0956/FUL 7 Redstone Mews	Approval	Awaiting decision
16.03.21	DC/21/0994/FUL 2 Briarwood Road	Approval	Awaiting decision
16.03.21	DC/21/0843/LBC 55 Thoroughfare	Approval	Awaiting decision
16.03.21	DC/21/1029/FUL 5 Beaconsfield Road	Approval	Awaiting decision
30.03.21	DC/21/1101/FUL - 54 Victoria Road	Approval	Awaiting decision
30.03.21	DC/21/1066/FUL - 34 Thoroughfare	Approval	Awaiting decision
30.03.21	DC/21/1067/LBC - 34 Thoroughfare	Refusal	Awaiting decision
30.03.21	DC/21/0613/FUL - Land Opposite 4 Central Maltings Doric Place	Refusal	Awaiting decision
30.03.21	DC/21/1097/VOC - 55 Thoroughfare	Approval	Awaiting decision
30.03.21	DC/21/0426/FUL - 33 Oxford Drive	Approval	Awaiting decision
30.03.21	DC/21/1190/FUL - 21 Hasketon Road	Approval	Awaiting decision
30.03.21	DC/21/1192/FUL - 4 Upper Moorfield Road	Approval	Awaiting decision
30.03.21	DC/21/1280/FUL - 39 Portland Crescent	Approval	Awaiting decision

Please be aware that the recording of this meeting is probable

ITEM 9

TO CONSIDER WHETHER TO MAKE ADDITIONAL COMMENT ON APPLICATION DC/20/2319/FUL

An appeal has been made to the Secretary of State by Mr & Mrs B Sangster against the decision of East Suffolk Council to refuse planning permission for the erection of new single-storey dwelling and detached garage further to application DC/20/2319/FUL - The Red House, 44 Cumberland Street

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QCITW9QXKFP00>

Further to the letter (overleaf) received from East Suffolk Council, members may wish to consider making further comment on this application. The Committees original comment made in early August is shown below;

We recommend **APPROVAL** of the application subject to following conditions;

- the access drive be relocated on its current alignment with engineered protection above the roots of the large oak to avoid soil compaction around the roots thus avoiding extensive removal of the beech hedge and the walnut and catalpa trees as shown in the application.
- replacement tree planting or relocation of trees to be removed in the proposed garden/garage area.

The Planning Inspectorate have granted an extension to WTC until Wednesday 28th April should members decide to comment.

Members are to consider any additional comments or modifications to the original decision in regard to planning application DC/20/2319/FUL.



Your ref:
Our ref: AP/21/0010/REFUSE
Date: 29 March 2021
Please ask for: Adine Schrankel
Direct dial: (01394) 444507
Email: appeals@eastsoffolk.gov.uk

Dear Sir/Madam

Town and Country Planning Act 1990 - Appeal Under Section 78

Appeal by: Mr & Mrs B Sangster
Site at: The Red House , 44 Cumberland Street, Woodbridge, Suffolk
Planning application reference: DC/20/2319/FUL

An appeal has been made to the Secretary of State by Mr & Mrs B Sangster against the decision of East Suffolk Council* to refuse planning permission for Erection of new single-storey dwelling and detached garage.

The Secretary of State has, with the consent of the parties concerned, agreed to determine the appeal by written representations submitted by both parties.

The appellant's statement can be viewed online at <http://publicaccess.eastsuffolk.gov.uk/online-applications/>

Any comments you made at application stage will be forwarded to the Planning Inspectorate. If you wish to make any additional comments or modify or withdraw your previous comments you can do so online at <https://acp.planninginspectorate.gov.uk> or by e-mail to: East1@planninginspectorate.gov.uk If you do not have access to the internet you can send **three** copies of letters to:

Stephen Bartle, Team East1, The Planning Inspectorate, Temple Quay House, 3rd Floor, 2 The Square , Bristol, BS1 6PN

All comments must be received by 26 April 2021 and **must quote the appeal reference: APP/X3540/W/21/3269892**. Any representations received after this date will not normally be seen by the Inspector and they will be returned. Please note that any representations you submit

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You may check the progress of the appeal or obtain a booklet entitled “A Guide to Taking Part in Planning Appeals” on the Planning Portal website:

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>. When made, the decision will be published on this website.

Yours faithfully,



*On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) states that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared by the successor council. Therefore this letter comes from East Suffolk Council and depending on the timing of the decision, the relevant local planning authority referenced on the decision notice may have been Suffolk Coastal District Council or Waveney District Council. The appeal decision and communication from the Planning Inspectorate may make reference to the respective former determining authority.

LEGAL ADDRESS East Suffolk House, Station Road, Melton, Woodbridge IP12 1RT

POSTAL ADDRESS Riverside, 4 Canning Road, Lowestoft NR33 0EQ

ITEM 10

TO CONSIDER WHETHER TO RESPOND TO THE CONSULTATION DOCUMENT REGARDING OPENESS AND TRANSPARENCY OF EAST SUFFOLK COUNCIL'S PLANNING PROTOCOL RECEIVED FROM THEBERTON AND EASTBRIDGE PARISH COUNCIL

Theberton and Eastbridge Parish Council has concerns about the openness and transparency of East Suffolk Council's planning protocol. They are seeking the views of other Town and Parish Councils about this and the results will be shared with the Suffolk Association of Local Councils and subsequently with East Suffolk Council.

East Suffolk Council's Local Plan appears to be a strong and useful framework for the planning department to work under. In the past, planning applications were mainly determined by planning committees. This gave the planning system credibility by achieving a democratic process and giving us a robust structure to work within. At the same time, it gave the public confidence in the process.

However, in recent years, we are now evidencing a strong movement away from this process resulting in between 90-95% of applications being dealt with behind closed doors, outside the public domain. This has been witnessed by our, and many other, Town/Parish Councils.

This represents a huge imbalance in our system and any process to deal with the vast majority of the applications should be seen as both fair and beyond reproach. It is evident that the process used to consider planning applications (outside those brought to committee) falls well short of the balanced process needed to achieve what would be seen as a fair and equitable process.

Comparison With Other Local Authorities

Theberton and Eastbridge Parish Council has examined systems used by other authorities in their goal to look to achieve a fair and equitable planning system.

Many other authorities have more open planning processes than East Suffolk Council with regard to delegated matters. One example is Cornwall Council which is open to public scrutiny in many ways. Firstly their planning processes are in the form of a flow chart, available on their website, setting out the Planning Protocol for members and local councils. This enables the public to easily follow the due process of planning and be assured that the process is both fair and open. The process also includes a number of fail-safe trigger points in regard to an application's passage and clearly challenges Officers to have regard to the issues around applications and those that represent the public.

Cornwall Council mainly has the same system as East Suffolk Council - the application is received and processed, all statutory bodies and councillors, together with notifiable persons receive notification and must submit observations within 21 days. If there are no issues, both Councils

Please be aware that the recording of this meeting is probable

move towards a decision. If there are issues, the District Councillors can consult on their own behalf, or that of the Town/Parish Council, about these matters.

However, after this point, East Suffolk Council's processes clearly move away into a more intransigent mode, in that the District Councillors' comments on behalf of the public and/or Town/Parish Council are noted by the Officers but no further resolution needs to take place and, if an Officer so desires, he/she is allowed to move forward to an Officer led decision.

In Cornwall Council, if there are issues, the Officer contacts the District Councillor to seek a possible resolution and if the Officer agrees to resolve the issues, the application proceeds to be determined through delegated powers. Should these issues not be resolved, the District Councillor can request a Committee Referral and the application is determined by the Planning Committee.

Comparing East Suffolk Council against Cornwall Council, there appears to be no system for Town/Parish Councils to affect the route of the application through the system. Unfortunately the District Councillor is the only person working on behalf of the public and councils who can directly influence the Officer in the direction he/she will take.

Why The Current System Is Flawed

East Suffolk Council appear to not even get close to these fail safes on behalf of the public, which would help protect the integrity of our planning system. The next process within East Suffolk Council's planning process would appear that the Officer is left to make their own planning recommendations based on the written information, documents and plans received and he/she would prepare a report to present to the planning sub-committee.

In East Suffolk, sub-committee meetings are held behind closed doors unlike full planning meetings. Two Councillors from the North Area and two Councillors from the South Area attend the meetings which mean that two are considering applications which do not relate to their particular area and the other two may, or may not, have on-the-ground experience of the particular application in question. Our understanding is that these meeting are predominately Officer led, as there appears to be a large percentage of cases where there is little or no local knowledge. Who truly represents the public, who would have meaningful local contributions to make, at these meetings? Unfortunately, the people who could represent the Town/Parish Council's views at that meeting are only allowed to observe and not to speak. The Nolan's Committee 1997 report states "It is essential for proper operation of the planning system that local concerns are adequately ventilated". It is clear within East Suffolk's sub-committees that these matters are not being 'ventilated'. (Ref: Probity in Planning Advice Document. Local Government Association PAS Guidance 2019). This is not the case in a full planning meeting where there is always local and professional input to balance the Officers' views.

As public servants employed by the District Council, the Officers have a duty of care to ensure that they have a positive dialogue with District Councillors, Town/Parish Councils and the public

Please be aware that the recording of this meeting is probable

to facilitate and implement planning systems that give the public absolute trust and confidence in the processes they use. At present we believe this is seriously called into question.

Survey

Given the above information, we ask the following questions. Please reply by 7th May 2021, either by answering the questions and/or sharing your views on the process. Please return your answers to parishclerkthebertoneastbridge@gmail.com

1. Does your Town/Parish Council support East Suffolk Council's planning process in its present form?

YES NO

2. Would your Town/Parish Council or your residents see the present planning process as a wholly open and transparent system, which is beyond reproach?

YES NO

3. Can your District Councillors, in the present planning process, report back to your Town/Parish Council that planning applications of concern have been through due process and had a fair hearing on behalf of the public?

YES NO

4. Do you feel at present there are sufficient trigger points within the present planning process for Town/Parish Councils to have an affect?

YES NO

5. Given the large size of our district (one of the largest in the country) do you think it is appropriate for District Councillors (who are Cabinet Members representing planning) to be involved at Local Planning Committee level, given the potential perception of conflict of interest and predisposition when there is no obvious need?

YES NO

ITEM 11

TO COMMENT ON THE SUSTAINABLE CONSTRUCTION SUPPLEMENTARY PLANNING DOCUMENT (SPD)

East Suffolk Council are consulting on the Draft Sustainable Construction Supplementary Planning Document. This document can be seen in full [here](#)

The Sustainable Construction SPD will not set building standards. The energy efficiency of all new and renovated buildings for residential and non-residential use is covered by Building Regulations and all developers must build and renovate to current Building Regulation standards. The setting of Building Regulations is not within the control of the Council. Local Planning Authorities can, however, through planning policy in Local Plans, set energy performance standards for new housing that are higher than Building Regulations, but only up to the equivalent of Level 4 of the, now withdrawn, Code for Sustainable Homes (approximately 20% above current Building Regulations), as has been already undertaken in the Suffolk Coastal Local Plan.

This is the first stage of consultation to gather feedback on what you think the document should include and address.

Proposed Content of the SPD

The document is to be organised into sections that address issues related to specific environmental issues. These issues are not mutually exclusive, and some sections may need to be read in conjunction with others. The text below provides a brief overview of the different sections proposed:

Section 1: Introduction

Provides background information on the purpose of the document, the Council's commitment to fighting climate change, and what sustainable construction is.

Section 2: Planning Policy Guidance

Provides background information on the planning policy context and evidence base underpinning the Council's policies.

1. National Planning Policy Context
2. National Planning Policy
3. Suffolk Coastal Local Plan Policy
4. Waveney Local Plan Policy
5. Evidence Base
6. Role of Neighbourhood Plans

Section 3: Guidance for submitting planning applications

Please be aware that the recording of this meeting is probable

This section should be read in conjunction with all other parts of the document by those who intend to submit a planning application.

1. Summary of climate change requirements for applications in the former Suffolk Coastal area
2. Summary of climate change requirements for applications in the former Waveney area
3. Viability and feasibility
4. Energy Statement – Demonstrating a 20% reduction in CO2 emissions below the Target CO2 Emission Rate
5. Sustainability Statement requirements
6. Water efficiency confirmation / requirement
7. Sustainable Drainage Strategy requirements

Section 4: Guidance for developers

This section will clarify how new building can achieve higher environmental standards and comply with policies on Sustainable Construction. Much of the information in this section is equally applicable to both new and existing buildings. The topics are:

1. Renewable and Low Carbon Energy schemes
 - 1.1. Types of stand-alone and large-scale renewable energy technologies
 - 1.2. Community-led renewable and low carbon energy scheme
 - 1.3. Identify suitable areas for renewable and low carbon energy development.
2. Energy Efficiency and Carbon Reduction
 - 2.1. Building Regulations
 - 2.2. Energy hierarchy
 - 2.3. Listed Buildings and historic environment.
3. Small scale Renewable Energy for Residential and Commercial Premises
 - 3.1. Solar PV
 - 3.2. Solar Thermal
 - 3.3. Air source heat pump
 - 3.4. Ground and water source heat pumps
 - 3.5. Small scale wind turbines
 - 3.6. Biomass burners
 - 3.7. Micro combined heat and power system
 - 3.8. Renewable energy technology and historic buildings
 - 3.9. Listed Building Consent
 - 3.10. Article 4 directions
 - 3.11. Market based incentives for energy
4. Construction standards (BREEAM)
5. Water Conservation.

Please be aware that the recording of this meeting is probable

6. Sustainable drainage systems.
7. Sustainable Travel.
8. Materials and Construction Waste.
9. Siting and Orientation.
10. Natural Ventilation
11. Pollution and noise
12. Sustainable design
- 12.1. Benefits of designing for current and future needs reducing the requirement for retro fitting, future adaptation and demolition.
- 12.1.1. Meeting the needs of an aging population.
- 12.1.2. Healthy Homes.

Section 5: Monitoring

This section will discuss how the Council will monitor policies related to sustainable design and construction. This will enable the Council to identify the effectiveness of the policies and if they need to be reviewed to assist with delivering the objectives set out in the Local Plans.

Section 6: Case Studies in Suffolk

This section will provide examples of how new and old buildings can achieve high environment standards.

The consultation runs until 26th April.

Members are to consider any additions to the proposed contents they may wish to have included.

ITEM 12

TO COMMENT ON THE PROPOSED POTENTIAL IMPACT REPORT FOR SUBMISSION BY EAST SUFFOLK AND SUFFOLK COUNTY COUNCIL AS PART OF THE SIZEWELL C EXAMINATION

The two authorities are producing an impact report and have asked for this Council's comments on the draft by 28th April.

The current draft reads:-

34. "Specific impacts on identified Communities

Introduction

1. The following section considers the impact on particular communities which are either in close proximity to the main development site or have significant associated developments in their locality. Where the impacts have already been dealt with in the issue specific sections above the relevant passages are cross-referenced at the end of this section.

A12 and East Suffolk Line Communities

- 1. A wide group of communities along the routes of the A12 and the East Suffolk Line will experience similar types of impact from construction-related movements. Those which are not the target of specific mitigation measures (such as the Sizewell Link Road and Two-Village Bypass) are discussed here. The communities along the A12 south of the B1122 are Martlesham, Woodbridge, Melton, Campsea Ashe, Marlesford, Little Glemham, Carlton, Kelsale and Saxmundham. Communities along the A12 north of the B1122 include Blythburgh and Lowestoft.*
- 2. These communities all rely on the A12 as the main connection to the strategic route network joining to the A14 at Seven Hills. Some are geographically remote enough not to suffer impacts directly, but all will experience any effects on the A12 itself such as reduced capacity, additional carriageway queuing at peak times, increased driver delay, additional wind-blown and verge litter, deteriorated road safety and greater air pollution. Detailed discussion of impacts on the A12 can be found in the [Traffic and Transport section](#) above.*

3. *The impacts north and south of the B1122 are similar in nature but different in degree, as the share of road traffic from deliveries will be around 15% from the north and 85% from the south.*
4. *During construction, the increase in HGVs, buses and light vehicles will increase severance and anxiety for vulnerable road users and will reduce amenity along the A12 corridor. This traffic will also reduce capacity at busy junctions along the A12, notably at the A1152 and B1078 junctions at Woodbridge, the latter particularly impacting associated urban roads from the three schools in close proximity to the junction. During construction of the Two-Village Bypass, online works to the A12/A1094 Friday Street Junction will be taking place while coping with increased HGV traffic.*
5. Taking into account cumulative impacts from East Anglia One North and East Anglia TWO, the cumulative traffic impact on fear and intimidation in Marlesford and Little Glemham rises from minor adverse to moderate adverse. This is a significant effect.
6. Communities such as Woodbridge, Melton, Campsea Ashe and Saxmundham will additionally experience long term adverse effects on sleep and associated health impacts from vastly increase in night-time rail traffic on the East Suffolk line. At Woodbridge part of the community will be cut off from any vehicular access and emergency services if trains are held the upline signal at Woodbridge Station. Further the projected noise and air quality impact by the Applicant does not take account of the necessity for downline trains to halt at the station to activate line access on the single line section from Lime Kiln Quay to Saxmundham or to await clearance to use that section. Some crossings remain without warning lights/audible alarms in urban area of Woodbridge and Melton necessitating use of train klazons for each passage at noise levels several magnitudes above other train induced noise sources. No assessment is provided for impact on the Deben Estuary RAMSAR and SPA areas in close proximity to the East Suffolk line.

Members are to agree their comments for submission to East Suffolk Council/ Suffolk County Council.