



# Woodbridge Town Council

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## To Members of the Planning Committee

Cllr Adelson

Cllr Bale

Cllr Blois

Cllr Holdcroft

Cllr Page

Cllr Mapey

Cllr Miller

Cllr Sanders

Cllr Sutton

Cllr Walsh

You are hereby summoned to attend a **meeting** of the **Planning Committee** to be held at the **John Gibbons Gallery, The Longshed, Tide Mill Way** on **Tuesday 1<sup>st</sup> February 2022** at **7pm**

Greg Diaper

Town Clerk

26<sup>th</sup> January 2022

### **Public Attendance**

*Members of the public and press are welcome to join this 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 fifteen minutes duration but may be extended at the discretion of the Mayor.*

## **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. Confirmation of Planning Committee Minutes**

To confirm the minutes of the Planning Committee held on 18<sup>th</sup> January 2022.

**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**

**7. To comment on applications to trees with a Tree Preservation Order (TPO)**

**8. To comment on applications for planning permission**

**9. To comment on application DC/22/0078/FUL – Sizewell C, Sizewell Power Station Road, Sizewell, Leiston**

**10. To note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported**

**11. Closure**

## Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **John Gibbons Gallery, The Longshed,** on **Tuesday 18<sup>th</sup> January 2022** at 5pm

### Councillors:

Present: D Adelson, S Bale, Lady C Blois, G Holdcroft, M Sutton, R Sanders, C Walsh

Apologies: S Miller, C Page

Absent  
without apologies C Mapey

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

### 649. Apologies for Absence

Apologies for absence had been received from Councillors Page and Miller.

### 650. To receive Declarations of Interest

Councillor Adelson declared a non-pecuniary interest in application DC/21/5698/FUL - 60 Old Barrack Road as he is friends with the owners of a neighbouring property.

No other members made any Declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests in relation to items on the agenda.

### 651. To consider requests for Dispensations

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

### 652. To agree and approve the Minutes of the meeting held on 4<sup>th</sup> January 2022

The minutes of the Planning Committee meeting held 4<sup>th</sup> January 2022 were approved.

### 653. Public Question Time

There were no members of the public present.

### 654. To note intentions to undertake works to trees in the Conservation Area

No applications during this period.

655. To review and comment upon removal of TPO tree

No applications during this period.

656. To comment on applications for planning permission

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/21/5703/FUL - 21 Crown Place Woodbridge Suffolk IP12 1BU	We recommend <b>APPROVAL</b>
DC/21/5700/FUL - Honeypot Cottage 41 New Street Woodbridge Suffolk IP12 1DZ	We recommend <b>APPROVAL</b>
DC/21/5701/LBC - Honeypot Cottage 41 New Street Woodbridge Suffolk IP12 1DZ	We recommend <b>APPROVAL</b>
DC/21/5698/FUL - 60 Old Barrack Road Woodbridge Suffolk IP12 4ER	<p>We recommend <b>REFUSAL</b> due to concerns that vehicular access to the proposed business premises at the very rear of the garden is via a long, narrow track from Peterhouse Crescent. Any delivery, waste collection or emergency vehicles e.g. fire, attempting to access the premises via this track would not have the space to turn round and would block access for any other vehicles. We therefore consider that this contravenes SCLP11.1 - j) <i>Ensure that the layout and design incorporates adequate provision for the storage and collection of waste and recycling bins in a way which does not detract from the appearance of the development;</i></p> <p>We are similarly concerned about the lack of information available on the Planning Portal – the application is currently lacking a report from the Applicant on matters of Environmental Health (venting of fumes, disposal and storage of waste), fire risk management and access for vehicles. We currently consider that there is inadequate information for the Planning authority and consultees to review and approve this application.</p> <p>We were also concerned about the lack of public notices displayed at the site.</p>

DC/21/5677/LBC - 7 Queens Head Lane Woodbridge Suffolk IP12 4ND	We recommend <b>APPROVAL</b>
DC/21/5748/FUL - Shop At 10-12 Market Hill Woodbridge Suffolk IP12 4LU	<p>Woodbridge Town Council classify this development as infill/ garden development, and therefore recommend <b>REFUSAL</b> of this application as it contravenes the following requirements of Local Plan Policy SCLP5.7: Infill and Garden Development:</p> <p><i>a) The scale, design and materials would not result in harm to the street scene or character of the area;</i></p> <p><i>b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site;</i></p> <p><i>c) There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings;</i></p> <p><i>d) Existing and proposed dwellings have sufficient curtilage space;</i></p> <p>The proposed development is dominating and overbearing when considered in the streetscape of Chapel Street. The first-floor balconies at both gable ends significantly impact on the residential amenity of the existing dwelling's gardens and outlook from windows.</p> <p>No parking provision has been provided and pedestrian access is on a blind bend – this contravenes Local Plan Policy SCLP4.10: <i>Ensuring safe pedestrian access to link up with and enhancing existing pavements, pedestrian spaces, routes and focal points;</i></p> <p>No construction method statement has been submitted. Whilst we recognise this is not generally required it is our opinion that the only option to construct the proposed dwelling would be numerous full closures of Chapel Street to offload and crane materials onto the plot. This is not acceptable to nearby residents. It would also block access for emergency vehicles along Chapel Street.</p>

We are also of the opinion that the application contravenes the following policies of the Suffolk Coastal Local Plan:

SCLP4.9: Development in Town Centres - *Residential development targeted at smaller homes in town centres.* The proposed dwelling, whilst being only two bedroom, has a floor area consistent with a larger property.

SCLP11.1: Design Quality

*c) Respond to local context and the form of surrounding buildings in relation to the following criteria:*

- i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings;*
- ii. the layout should fit in well with the existing neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings;*
- iii. the height and massing of developments should be well related to that of their surroundings;*

*g) Create permeable and legible developments which are easily accessed, throughout the site and connections outside the site, and used by all, regardless of age, mobility and disability;*

Disabled access is not allowed for

*h) Provide highway layouts with well integrated car parking and landscaping which create a high quality public realm and avoid the perception of a car dominated environment. In doing so, proposals will be expected to prioritise safe and convenient pedestrian and cycle movement;*

Safe egress by foot or cycle from the proposed development is hindered by no pavement at the entrance and the negligible vehicle sightlines on the blind bend for traffic coming from New Street )

SCLP11.5: Conservation Areas

*c) Be of an appropriate design, scale, form, height, massing and position;*

**657. To further comment on application DC/21/5180/FUL – Land between 15 and 17 Beech Way**

It was agreed to submit the report provided by the Landscape Partnership along with the additional comments provided by Councillor Adelson to further quantify our recommendation of refusal of application DC/21/5180/ FUL – Land between 15 and 17 Beech Way.

It was also agreed that the Town Clerk and Chair would write a letter to Philip Ridley, Head of Planning and Coastal Management at East Suffolk Council, highlighting our concerns regarding the lack of adequate planning application evaluation by the East Suffolk Council Planning department before acceptance of an application as adequately supported for publication on its planning portal for public and consultee comment.

**658. 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 East Suffolk Council decisions on planning applications where those decisions are contrary to this council’s recommendations and not previously reported.

**659. Closure**

The meeting was closed at 5.51pm.

Councillor Sanders  
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.

<a href="#">DC/22/0113/TCA - Cumberland House 17 Cumberland Street Woodbridge Suffolk IP12 4AH</a>	<b>Expiry Date:</b> Thu 10 Feb 2022
	<b>Determination Deadline:</b> Tue 22 Feb 2022
All trees in rear garden: Tree 1 Arbutus 20% crown prune to remove congested trunks; Tree 2 Yew Lop lower branches to clear window; Tree 3 Holly lop lower straggling branches to improve shape; Tree 4 Bay reduce height by 1 metre; Tree 5 reduce height to below eaves of adjacent building.	

<a href="#">DC/22/0298/TCA - 26 Ipswich Road Woodbridge Suffolk IP12 4BU</a>	<b>Expiry Date:</b> Wed 16 Feb 2022
	<b>Determination Deadline:</b> Sun 06 Mar 2022
T1 Oak - young tree; fell and grind stump to achieve new permitted access. T3 Beech - suppressed tree, misshapen crown; fell and grind stump to allow better use of garden space with new development. T4 Sycamore - fell and grind stump to allow better use of garden space with new development. T8 Spruce - storm damaged, dominates rear garden; fell and grind stump to allow better use of garden space with new development and reduce shading. T9 Holly - fell and grind stump to achieve new permitted access. G1 Elm - fell and clear to allow better use of garden space with new development. G2 Sycamore, Beech, Holly, Elm - fell and clear to allow better use of garden space with new development.	

## Item 7

### To comment on applications to trees with a Tree Preservation Order (TPO)

<a href="#">DC/22/0229/TPO - 26 Ipswich Road Woodbridge Suffolk IP12 4BU</a>	<b>Expiry Date:</b> Fri 11 Feb 2022
	<b>Determination Deadline:</b> Wed 16 Mar 2022
TPO ESC 0001/2019 See accompanying survey and plan: T5 Oak (TPO T1) Reduce crown by 2m. Remove deadwood and clear ivy. T6 Oak (TPO T2) Reduce crown height by 2.5-3m. Reduce lateral spread by 1.5-2m. Remove deadwood and clear ivy. T7 Beech (TPO T3) Reduce crown by 2m. Raise crown to 5m. on development side only removing only sub-laterals. Remove lowest small primary lateral on development side.	

## Item 8

### To comment on applications for planning permission

<a href="#">DC/22/0082/FUL - 3A Thoroughfare Woodbridge IP12 1AA</a>	<b>Expiry Date:</b> Thu 10 Feb 2022
	<b>Determination Deadline:</b> Thu 10 Mar 2022
Construction of open sided garden gazebo and double carport	

<a href="#">DC/22/0080/FUL - 3A Thoroughfare Woodbridge Suffolk IP12 1AA</a>	<b>Expiry Date:</b> Thu 10 Feb 2022
	<b>Determination Deadline:</b> Thu 10 Mar 2022
Refurbishment and extension to existing chalet bungalow, Demolition of existing contemporary brick wall and sliding vehicular gate. Relocation of existing vehicular gate to original location. Minor works to existing garage building to convert to summerhouse	

<a href="#">DC/22/0075/FUL - 35 Warren Hill Road Woodbridge Suffolk IP12 4DY</a>	<b>Expiry Date:</b> Thu 10 Feb 2022
	<b>Determination Deadline:</b> Sun 06 Mar 2022
Hip to gable loft conversion with dormer. External wall finishes altered. Garage extended.	

<a href="#">DC/22/0045/FUL - 16A Market Hill</a>	<b>Expiry Date:</b> Thu 27 Jan 2022
	<b>Determination Deadline:</b> Thu 17 Feb 2022
Single storey extension to existing first floor flat to form link with existing outbuilding. Internal alterations to form new bedroom and bathroom. Replacement of existing external windows and doors.	

<a href="#">DC/22/0046/LBC - 16A Market Hill</a>	<b>Expiry Date:</b> Thu 27 Jan 2022
	<b>Determination Deadline:</b> Thu 17 Feb 2022
Listed Building Consent - Single storey extension to existing first floor flat to form link with existing outbuilding. Internal alterations to form new bedroom and bathroom. Replacement of existing external windows and doors.	

**Item 9**

To comment on application DC/22/0078/FUL – Sizewell C, Sizewell Power Station Road, Sizewell, Leiston

<a href="#">DC/22/0078/FUL - Sizewell C Sizewell Power Station Road Sizewell Leiston</a>	<b>Expiry Date:</b> Mon 14 Feb 2022
Planning application seeking full planning permission for the geotechnical trials for the enabling works of the proposed Sizewell C power station. These works comprise (i) up to 16 ground anchor trials, in 5 locations up to 0.95 ha with a further 0.09 ha for welfare compound, 1.04 ha in total (of which 0.54 ha is above ground) and (ii) deep soil mixing trial area comprising a total area of 0.52 ha, together with welfare and compound areas to support the works and access.   Sizewell C Sizewell Power Station Road Sizewell Leiston Suffolk	<b>Determination Deadline:</b> Thu 03 Mar 2022

## Item 10

To note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported

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

Date	Application	WTC Decision	ESC Decision	ESC Officer (Delegated) or Committee Decision
emailed	DC/21/1849/VOC - The Saleroom Theatre Street	Approval	Awaiting decision	
07.09.21	DC/21/3748/PN3 - Framfield Medical Centre,	Approval	Awaiting decision	
05.10.21	DC/21/4365/FUL - 24 Anni Healey Close Woodbridge Suffolk IP12 1GZ	Approval	<b>Application Permitted</b>	Rebekah Chishaya
05.10.21	DC/21/4002/ARM - Land To The South And East Of Adastral Park	Refusal	Awaiting decision	
05.10.21	DC/21/4003/ARM - Land To The South And East Of Adastral Park	Refusal	Awaiting decision	
05.10.21	DC/21/4004/ARM - Land To The South And East Of Adastral Park	Refusal	Awaiting decision	
05.10.21	DC/21/4005/ARM - Land To The South And East Of Adastral Park	Refusal	Awaiting decision	
19.10.21	DC/21/4358/FUL - 96 Edwin Avenue	Approval	<b>Application Permitted</b>	Rebekah Chishaya
19.10.21	DC/21/4557/FUL - Little Kyson Broomheath	Refusal	Awaiting decision	
30.11.21	DC/21/5095/FUL - 24 Cherry Tree Road	Approval	Awaiting decision	
30.11.21	DC/21/5187/FUL - 6B Prentices Lane	Refusal	Awaiting decision	
30.11.21	DC/21/4557/FUL - Little Kyson Broomheath	Refusal	Awaiting decision	
14.12.21	DC/21/5196/FUL - 2 New Street Woodbridge IP12 1DT	Approval	Awaiting decision	
14.12.21	DC/21/5406/FUL - 5 Central Maltings Crown Place Woodbridge IP12 1BS	Approval	<b>Application Permitted</b>	Eleanor Attwood
14.12.21	DC/21/5251/LBC - 32 Seckford Street Woodbridge IP12 4LY	Approval	Awaiting decision	
14.12.21	DC/21/5259/FUL - 61 New Street Woodbridge IP12 1DZ	Approval	Awaiting decision	
14.12.21	DC/21/5260/LBC - 61 New Street Woodbridge IP12 1DZ	Approval	Awaiting decision	
14.12.21	DC/21/5250/FUL - 32 Seckford Street Woodbridge IP12 4LY	Approval	Awaiting decision	
14.12.21	DC/21/5399/FUL - 1 Cherry Tree Road Woodbridge Suffolk IP12 4BL	Approval	Awaiting decision	
14.12.21	DC/21/5412/FUL - 23 Through Duncans Woodbridge Suffolk IP12 4EA	Approval	Awaiting decision	
04.01.22	DC/21/5531/FUL - 8 Kingston Farm Road	Approval	Awaiting decision	
04.01.22	DC/21/5462/FUL - 26 Cherry Tree Road	Approval	Awaiting decision	

04.01.22 DC/21/5180/FUL - Land Between 15 And 17 Beech Way  
18.01.22 DC/21/5703/FUL - 21 Crown Place Woodbridge Suffolk IP12 1BU  
18.01.22 DC/21/5700/FUL - Honeypot Cottage 41 New Street Woodbridge Suffolk IP12 1DZ  
18.01.22 DC/21/5701/LBC - Honeypot Cottage 41 New Street Woodbridge Suffolk IP12 1DZ  
18.01.22 DC/21/5698/FUL - 60 Old Barrack Road Woodbridge Suffolk IP12 4ER  
18.01.22 DC/21/5677/LBC - 7 Queens Head Lane Woodbridge Suffolk IP12 4ND  
18.01.22 DC/21/5748/FUL - Shop At 10-12 Market Hill Woodbridge Suffolk IP12 4LU

Refusal	Awaiting decision
Approval	Awaiting decision
Approval	Awaiting decision
Approval	Awaiting decision
Refusal	Awaiting decision
Approval	Awaiting decision
Refusal	Awaiting decision