

Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **John Gibbons Gallery, The Longshed,** on **Tuesday 4th January 2022** at **7pm**

Councillors:

Present: D Adelson, S Bale, G Holdcroft, S Miller, C Page, M Sutton, R Sanders, C Walsh

Apologies: Lady C Blois

Absent
without apologies C Mapey

In Attendance: Town Clerk, P Gillard and no members of the public.

631. Apologies for Absence

Apologies for absence had been received from Councillor Blois.

632. To receive Declarations of Interest

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

633. To consider requests for Dispensations

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

634. To agree and approve the Minutes of the meeting held on 14th December 2021

The minutes of the Planning Committee meeting held 14th November 2021 were approved.

635. Public Question Time

There were no members of the public present.

636. To discuss the Council's response to the Draft Cycling and Walking Strategy

The Chair summarised the report produced by the Cycling and Walking strategy working party. Members of the working party were thanked for their efforts in producing the report.

With a number of approved changes to be made by the Chair, it agreed that the report produced by the working party would be submitted as the Council’s response to the East Suffolk Council consultation on the Draft Cycling and Walking Strategy. The full submission is attached at Appendix 1.

The report would be made public via the Council’s website and copies sent to Suffolk County Council Highways Officers working the 20mph scheme.

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

No applications during this period.

638. To review and comment upon removal of TPO tree

No applications during this period.

639. To comment on applications for planning permission

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/21/5531/FUL - 8 Kingston Farm Road	We recommend APPROVAL
DC/21/5462/FUL - 26 Cherry Tree Road	We recommend APPROVAL
DC/21/5180/FUL - Land Between 15 And 17 Beech Way	<p>We recommend REFUSAL and urge the full East Suffolk Council Planning Committee (South) consider this application and that officer discretion is not the chosen assessment approach.</p> <p>This application contravenes Policy SCLP10.1 of the Suffolk Coastal Local Plan which states ‘Development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity and/or geodiversity through the creation of new habitats and green infrastructure and improvement to linkages between habitats, such as wildlife corridors and habitat ‘stepping stones’.</p> <p>The ecology appraisal by the applicant is preliminary only and, whilst noting numerous potential habitats for</p>

	<p>species, does not include any site-specific survey information on the presence or otherwise of species or wildlife corridors. This application thus does not demonstrate its impact on the existing green infrastructure network or on biodiversity. It does not follow the hierarchy of mitigation as detailed in the policy as it fails to define what it is mitigating against.</p> <p>The site lies within countryside outside the settlement boundary of Woodbridge and should only be considered for development if it meets specific needs of the community. The proposed housing mix is not in line with the known housing requirements of Woodbridge. Woodbridge has ample four-bedroom properties however supply of social housing, starter homes and homes for those on lower incomes is substantially exceeded by demand – potential development of this site should only be considered if it provides for these requirements.</p> <p>We are also concerned about the effect of light pollution on the nearby Suffolk Coasts and Heaths AONB River Deben SSSI/SPA, as the proposed properties are in clear line of sight from the river path and beyond with large windows facing that direction.</p>
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640. 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 that applications DC/21/3667/FUL - Pinecrest 5 Pytches Road, and DC/21/4773/FUL - 3A Thoroughfare, had been approved by officer delegated decision despite being refused by this Committee.

The Town Clerk was asked to request that District Councillors Mapey and Yule attend meetings of the Planning Committee to discuss the Planning process at East Suffolk Council and to more fully understand the basis of our refusals to certain applications.

The Town Clerk was also asked to contact Councillor Mapey and request he attend more meetings of the Planning Committee as his input would be extremely beneficial to the decision making of this Committee.

641. Closure

The meeting was closed at 8.23pm.

Councillor Sanders
Chair