

WOODBIDGE TOWN COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held at the Shire Hall on **TUESDAY 5th OCTOBER 2021** at 5PM

Councillors:

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

Apologies: Lady C Blois

Absent without
Apologies: C Mapey, J Jewers

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

375. Apologies for Absence

Apologies for absence had been received from Councillor Blois

376. To receive Declarations of Interest

Councillor Holdcroft declared that as he held a pre-determined position on the 'Land To The South And East of Adastral Park' that he would not participate in any discussion or voting on the matter.

No other Members made any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests in relation to items on the Agenda.

377. To consider requests for Dispensations

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

378. Public Question Time

There were no members of public present.

379. To agree and approve the Minutes of the meeting held on 21st September 2021

The minutes of the Planning Committee meeting held 21st September 2021 were approved.

380. 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.

381. To comment on applications for planning permission

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/21/4150/FUL - 3A Thoroughfare	We recommend APPROVAL but request of the East Suffolk Council Planning Committee that a condition is added to any planning permission which only allows for direct family use of the new annexe.
DC/21/4145/LBC - 1B Thoroughfare Woodbridge Suffolk IP12 1AA	We recommend APPROVAL but ask that the comments of the Environmental Protection Officer in regards to a scheme of sound attenuation are included as a condition to planning permission.
DC/21/4098/VOC - 1B Thoroughfare Woodbridge Suffolk IP12 1AA	We recommend APPROVAL
DC/21/4402/FUL - 18 Sun Lane Woodbridge IP12 1EG	We recommend APPROVAL
DC/21/4365/FUL - 24 Anni Healey Close Woodbridge Suffolk IP12 1GZ	We recommend APPROVAL
DC/21/4403/LBC - 18 Sun Lane Woodbridge IP12 1EG	We recommend APPROVAL

Councillor Holdcroft left the meeting.

The Committee considered the four applications in regards to Land To The South And East of Adastral Park;

- DC/21/4002/ARM
- DC/21/4003/ARM
- DC/21/4004/ARM
- DC/21/4005/ARM and agreed that the Town Clerk and Chair would agree the Committees response based on this discussion and the comment made the Climate and Ecological Emergency Committee.

Woodbridge Town Council response to Planning Applications DC/21/4002-4005/ARM, Land To The South And East Of Adastral Park;

In July 2017 Woodbridge Town Council recommended refusal of application DC/17/1435/OUT due to concerns about the suitability of the site for development and the likely negative impact to the already congested A12 at Martlesham which is the primary access route for Woodbridge residents and visitors travelling to and from the south and west.

Four years on, with extensive further retail and commercial development east of the A12 north of this development at Martlesham Heath Business and Retail Park, we have reviewed that position in the light of the four applications DC/21/4002-4005/ARM. Woodbridge Town Council consider that the mitigation proposals contained within the applications for managing and minimising traffic flows to and from, as well as within this development are inadequate both in terms of extent and timetabled implementation strategy during the stages of development of the land south and east of Adastral Park. Our concerns are exacerbated by the expected increase in traffic movements on the A12, up to around 2036, as published by the Applicant for Sizewell C at the for Sizewell C DCO Examination.

Woodbridge Town Council ask that, if ESC is minded to approve the applications, ESC require prior to approval further details on how the Applicant will encourage non-vehicular and public transport movements of residents between the development and the retail/commercial facilities at Martlesham Heath Business and Retail Park. We consider the Applicant proposals do not currently positively encourage walking and cycling and there is no provision for direct off A12 bus services to the facilities. We consider the application requires as a minimum a detailed strategy for mitigation against a potential increase in short distance car journeys to retail and commercial facilities

Woodbridge Town Council are deeply concerned by the lack of detail in the application on the above and other aspects, notably drainage as highlighted by Suffolk County Council. The Committee echoes the comments of Kirton and Falkenham Parish Council. The Climate and Ecological Emergency Committee have commented to the Planning Committee that they have the following ecological and environmental concern alongside the matter of sustainable transport strategy as mentioned above;

- We would ask that if ESC is minded to approve the applications a condition is included to extend the period until the end of July for which protection is provided to nesting birds in the development areas,
- We further recommend, if ESC is minded to approve the applications, that a condition is added that no artificial interference to nesting birds such as the pre netting of trees and hedgerows would be permitted on the development areas.

In general, we are deeply concerned by the lack of detail in the application and therefore, with all of the above considered, recommend **REFUSAL** of this application.

382. 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.

383. Closure

The meeting was closed at 6.13pm.

Councillor Sanders
Chair