



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 Adelson

Cllr Bale

Cllr Blois

Cllr Holdcroft

Cllr Jewers

Cllr Mapey

Cllr Miller

Cllr Sanders

Cllr Sutton

Cllr Walsh

You are hereby summoned to attend the **meeting** of the **Planning Committee** to be held at the **Woodbridge Methodist Church Octagon** on **Tuesday 7th September 2021 at 7pm**

Greg Diaper

Locum Town Clerk

1st September 2021

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. 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 24th August 2021.

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

9. Closure

WOODBIDGE TOWN COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held at the Woodbridge Methodist Church on **TUESDAY 24th AUGUST 2021** at 5PM

Councillors:

Present: D Adelson, S Bale, G Holdcroft, S Miller, R Sanders, M Sutton.

Apologies: Lady C Blois, C Walsh

Absent without
Apologies: J Jewers, C Mapey

In Attendance: Locum Town Clerk and one member of the public

262. Apologies for Absence

Apologies for absence had been received from Councillors Blois and Walsh

263. To receive Declarations of Interest

Councillor Sutton declared a non-pecuniary interest in item 268 as a Director of the Woodbridge Riverside Trust.

264. To consider requests for Dispensations

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

265. Public Question Time

No member of public wished to speak.

266. To agree and approve the Minutes of the meeting held on 10th August 2021

Further to item 237 members agreed that Woodbridge Town Council could be added as a signatory to the letter being sent by the 'Anglian Energy Planning Alliance' to EDF Energy in regards to potable water at Sizewell C.

Members also asked the Clerk and Chair to draw up a side letter questioning EDF Energy further on the potable water situation.

The Committee then agreed and approved the signing of the Minutes of the Planning Committee meeting held on 10th August 2021 as a true record.

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

There were no applications at this time.

268. To comment on applications for planning permission

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/21/3541/FUL - Grove Lodge 6 Pytches Road	<p>Further to a site visit undertaken on Thursday 19th August, we recommend REFUSAL.</p> <ul style="list-style-type: none"> - The removal of trees and hedges will both expose the neighbouring property to the proposed development, and lead to loss of the semi-rural feel of the area which is of great benefit to local residents. - The proposed new entrance will impact on pedestrians, in particular school children, using the public footpath along Highlands Lane . - The proposed ‘no dig’ driveway around the existing trees will be impossible to achieve due to the elevation difference between the garden and Pytches Road/Highlands Lane which is markedly lower. - The Applicant has not submitted reports deemed as necessary in its arboricultural report to confirm the recommendations therein can be achieved.
DC/21/2717/VOC - Deben Wharf 3A Whisstocks	<p>We confirm that our original recommendation of REFUSAL made on June 30th 2021 is unchanged;</p> <p>We recommend REFUSAL due to the potential noise impact on neighbouring properties</p> <p>The proposed shortened opening hours are still unacceptable for a restaurant in this mainly residential area – the approved hours in DC/14/1363/VOC were agreed to protect residents and the local environment from late night noise nuisance.</p>

	We are also concerned about a likely increase in illegal parking adjacent to Tide Mill Way, and an increase in litter on Whisstocks Place.
DC/21/1886/FUL - Land To The Rear Of 32 Market Hill	We confirm that our original recommendation of REFUSAL made on May 19 th 2021 is unchanged; The proposed development site is too small (see para 5.35 of local plan) and thus contrary to SCLP 5.7 in its scale.
DC/21/3536/FUL - 25 Ipswich Road	We recommend APPROVAL subject to a condition that the property owners are not able to seek further planning permission to convert the annexe into a separate property.
DC/21/3667/FUL - Pinecrest 5 Pytches Road	We recommend REFUSAL as this application contravenes Policy SCLP5.7 (Infill and Garden Development), section D – Existing and proposed dwellings have sufficient curtilage space. The design is also out of character with the local area.
DC/21/3560/LBC - 23 Church Street	We recommend APPROVAL
DC/21/3786/FUL - 7 Haughgate Close	We recommend APPROVAL
DC/21/3816/FUL - 14 Beaconsfield Road	We recommend APPROVAL
DC/21/3877/FUL - 9B Thoroughfare	We recommend APPROVAL

269. 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.

270. 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.

This schedule is for information only.

ITEM 7

To comment on applications for planning permission

DC/21/3739/VOC - The Moorings Cherry Tree Road Woodbridge Suffolk IP12 4BL	Expiry Date: Fri 17 Sep 2021
	Determination Deadline: Mon 11 Oct 2021
Variation of Condition No 2 of DC/20/5152/FUL - Demolition of existing conservatory, building a single storey extension to rear of Bungalow, conversion of garage into Annexe - The design has been altered; there will now be only one rear wing, the most Northerly one; this is truncated and moved further from the North boundary.	
DC/21/2884/LBC - 24 Thoroughfare Woodbridge Suffolk IP12 1AQ	Expiry Date: Mon 20 Sep 2021
	Determination Deadline: Tue 10 Aug 2021
Listed Building Consent - Proposed removal of existing entrance double doors and replacement with single swing door. Additionally the replacement of branding signage to shop front and existing hanging sign with new branding, with new paint finish to shop front plinth	
DC/21/3971/TCA - 17 Ipswich Road Woodbridge Suffolk IP12 4BS	Expiry Date: Fri 17 Sep 2021
	Determination Deadline: Mon 04 Oct 2021
Front garden on driveway 1 x Sycamore - Remove 4 branches as these touch the phone wires in windy weather	
DC/21/3748/PN3 - Framfield Medical Centre, Ipswich Road	Expiry Date: Wed 22 Sep 2021
	Determination Deadline: Tue 12 Oct 2021
Prior Approval under Class J of Part 14 of Schedule 2 of the General Permitted Development Order for Solar Panels	
DC/21/3888/FUL - 6 Naverne Meadow Woodbridge IP12 1HU	Expiry Date: Thu 23 Sep 2021
	Determination Deadline: Mon 18 Oct 2021
Replacement roof and side frames to existing conservatory	

ITEM 8

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.

This item is for information only.

Date	Application	WTC Decision	ESC Decision	ESC Officer (Delegated) or Committee Decision
05.01.21	DC/20/5023/FUL 67 Ipswich Road	Approval	Awaiting decision	
30.03.21	DC/21/0613/FUL - Land Opposite 4 Central Maltings Doric Place	Refusal	Awaiting decision	
27.04.21	DC/21/1156/VOC 55 Thoroughfare	Approval	Awaiting decision	
emailed	DC/21/1849/VOC - The Saleroom Theatre Street	Approval	Awaiting decision	
emailed	DC/21/1886/FUL - Land To The Rear Of 32 Market Hill	Refusal	Awaiting decision	
emailed	DC/21/2310/FUL - 33 Grundisburgh Road	Approval	Application Withdrawn	
29.06.21	DC/21/2587/FUL – 118 Castle Street	Approval	Application Permitted	Eleanor Attwood
29.06.21	DC/21/2774/LBC – 118 Castle Street	Approval	Application Permitted	Eleanor Attwood
29.06.21	DC/21/2717/VOC Deben Wharf, 3A Whisstocks	Refusal	Awaiting decision	
13.07.21	DC/21/2884/LBC - 24 Thoroughfare	Approval	Awaiting decision	
13.07.21	DC/21/2688/FUL - 10 Market Hill Woodbridge	Approval	Awaiting decision	
13.07.21	DC/21/3003/LBC - Alpha Cottage 92	Approval	Application Permitted	Eleanor Attwood
13.07.21	DC/21/3002/FUL - Alpha Cottage 92	Approval	Application Permitted	Eleanor Attwood
27.07.21	DC/21/3073/FUL 69 Thoroughfare	Approval	Awaiting decision	
27.07.21	DC/21/3073/LBC 69 Thoroughfare	Approval	Awaiting decision	
27.07.21	DC/21/3261/FUL 7 Anderson Way	Approval	Awaiting decision	
27.07.21	DC/21/3432/FUL 1 Old Barrack Road	Approval	Awaiting decision	
27.07.21	DC/21/3065/FUL 16 Ipswich Road	Approval	Awaiting decision	
27.07.21	DC/21/3335/FUL 53 Through Duncans	Approval	Awaiting decision	
27.07.21	DC/21/2926/FUL St John's Old Vicarage, 24 St John's Hill	Approval	Awaiting decision	

27.07.21	DC/21/2927/LBC St John's Old Vicarage, 24 St John's Hill	Approval	Awaiting decision
10.08.21	DC/21/3460/FUL - 14 Hasketon Road	Approval	Awaiting decision
10.08.21	DC/21/2839/FUL -15 Church Street	Approval	Awaiting decision
10.08.21	DC/21/3541/FUL - Grove Lodge 6 Pytches Road	Deferred	Awaiting decision
10.08.21	DC/21/3529/VOC - 37-41 Warwick Avenue	Approval	Awaiting decision
24.08.21	DC/21/3541/FUL - Grove Lodge 6 Pytches Road	Refusal	Awaiting decision
24.08.21	DC/21/2717/VOC - Deben Wharf 3A Whisstocks	Refusal	Awaiting decision
24.08.21	DC/21/1886/FUL - Land To The Rear Of 32 Market Hill	Refusal	Awaiting decision
24.08.21	DC/21/3536/FUL - 25 Ipswich Road	Approval	Awaiting decision
24.08.21	DC/21/3667/FUL - Pinecrest 5 Pytches Road	Refusal	Awaiting decision
24.08.21	DC/21/3560/LBC - 23 Church Street	Approval	Awaiting decision
24.08.21	DC/21/3786/FUL - 7 Haughgate Close	Approval	Awaiting decision
24.08.21	DC/21/3816/FUL - 14 Beaconsfield Road	Approval	Awaiting decision
24.08.21	DC/21/3877/FUL - 9B Thoroughfare	Approval	Awaiting decision