

Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **John Gibbons Gallery, The Longshed,** on **Tuesday 18th 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 4th January 2022

The minutes of the Planning Committee meeting held 4th 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 APPROVAL
DC/21/5700/FUL - Honeypot Cottage 41 New Street Woodbridge Suffolk IP12 1DZ	We recommend APPROVAL
DC/21/5701/LBC - Honeypot Cottage 41 New Street Woodbridge Suffolk IP12 1DZ	We recommend APPROVAL
DC/21/5698/FUL - 60 Old Barrack Road Woodbridge Suffolk IP12 4ER	<p>We recommend REFUSAL 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 APPROVAL
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 REFUSAL 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