



# 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 **Woodbridge Quay Church, Quay Street** on **Tuesday 26<sup>th</sup> April 2022** at **5pm**

Greg Diaper

Town Clerk

21<sup>st</sup> April 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 12<sup>th</sup> April 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 note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported**

**10. Closure**

## Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **John Gibbins Gallery, The Longshed,** on **Tuesday 12<sup>th</sup> April 2022** at 5pm

### Councillors:

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

Apologies: Lady C Blois, C Page and S Miller

Absent  
without apologies: C Mapey

In Attendance: Town Clerk and no members of the public

### 904. Apologies for Absence

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

### 905. To receive Declarations of Interest

Councillor Adelson declared a non-pecuniary interest in item 911 as an acquaintance of a near neighbour to application DC/22/1106/VOC.

Councillor Walsh declared a non-pecuniary interest in item 911 as a near neighbour to application DC/22/1106/VOC.

### 906. To consider requests for Dispensations

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

### 907. To agree and approve the Minutes of the meeting held on 29<sup>th</sup> March 2022

The minutes of the Planning Committee meeting held 29<sup>th</sup> March 2022 were approved.

### 908. Public Question Time

There were no members of the public present.

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

No applications during this period.

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

No applications during this period.

911. To comment on applications for planning permission

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/22/1106/VOC - Part Rear Garden Of 29 Warren Hill Road Woodbridge Suffolk IP12 4DU	We recommend <b>APPROVAL</b> but ask that the applicant consider replanting the removed hedging once the development is complete.
DC/21/5748/FUL - Shop At 10-12 Market Hill Woodbridge Suffolk IP12 4LU	<p>Woodbridge Town Council refer the Planning Authority to its previous refusal of this application on 18.01.22 which, with the removal of a reference to th first floor balcony and having considered the latest submission, we still consider to be extant and therefore we still recommend <b>REFUSAL</b> of this application.</p> <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</i></p>

*residential amenity of occupants of either the existing or proposed dwellings;*  
*d) Existing and proposed dwellings have sufficient curtilage space;*

The proposed development is dominating and overbearing when considered in the streetscape of Chapel Street.

No parking provision has been provided and pedestrian access is on a blind bend – this contravenes Local Plan Policy SCLP4.10: *Ensuring safe pedestrian access to link up with and enhancing existing pavements, pedestrian spaces, routes and focal points;*

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.

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;*

Woodbridge Town Council agree with the comments made by Karolien Yperman (ESC Design and Conservation Officer), regarding the scale, height, massing and impact on

	<p>the conservation area of the proposed development. Whilst the latest submission shows a reduced height to the building, the topography of the area means that any development will significantly impact upon nearby residents and be to the detriment of the conservation area.</p> <p>WTC consider that this development will lead increased surface water runoff and an enhanced risk of flooding of Chapel Street as commented on by SCC Highways in its response to the application. This would impact properties opposite the site on Chapel Street. WTC is aware that surface water drainage inadequacies from developments close by have caused such issues.</p>
DC/21/4005/ARM - Land To The South And East Of Adastral Park	It was agreed to make <b>No Comment</b> on this application.
DC/21/4004/ARM - Land To The South And East Of Adastral Park	It was agreed to make <b>No Comment</b> on this application.

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

The Committee noted East Suffolk Council’s decisions on planning applications where those decisions are contrary to this Council’s recommendations and not previously reported.

**913. Closure**

The meeting was closed at 5.18pm.

Councillor Sanders  
Chair

## Item 6

### To note intentions to undertake works to trees in the conservation area (TCA)

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.

No applications to view.

## Item 7

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

No applications to view.

## Item 8

### To comment on applications for planning permission

<a href="#">DC/22/1303/FUL - 5 Gladstone Road</a>	<b>Expiry Date:</b> Tue 10 May 2022
	<b>Determination Deadline:</b> Tue 31 May 2022
Single storey rear and side extension and alteration works to the existing property	

<a href="#">DC/22/1286/FUL - 31 Warren Hill Road</a>	<b>Expiry Date:</b> Wed 04 May 2022
	<b>Determination Deadline:</b> Thu 26 May 2022
Construction of a two storey front extension, single storey rear extension, internal refurbishment, garden annexe with new driveway and drop kerb access from side road	

<a href="#">DC/22/1269/OUT - Land Off Newnham Avenue Newnham</a>	<b>Expiry Date:</b> Thu 05 May 2022
	<b>Determination Deadline:</b> Wed 25 May 2022
Outline Application (Some Matters Reserved) - Erection of up to four dwellings (Class C3), provision of car parking, access, hard and soft landscaping, and other associated works.	

<a href="#">DC/22/1171/LBC - Brook House 36 Cumberland Street</a>	<b>Expiry Date:</b> Tue 10 May 2022
	<b>Determination Deadline:</b> Wed 18 May 2022
Listed Building Consent - Repairs and reinstatement works following fire damage	

<a href="#">DC/22/1110/LBC - 9 And 11 Market Hill</a>	<b>Expiry Date:</b> Tue 10 May 2022
	<b>Determination Deadline:</b> Sun 15 May 2022
Listed Building Consent : It is proposed to install swift nest boxes on the North facing facade of St Marys House. There will be 16 units in 3 terraces, each unit between a pair of windows. They will fit closely under the eaves be attached to the soffits and painted to match the rendering. The boxes will be in line with the tops of the windows and create a smooth outline following the line of the gutters. The impact of the nest boxes on the building and its appearance should be minimal and reversible with no structural change to the building.	

<a href="#">DC/22/1290/FUL - 8 Bullards Lane</a>	<b>Expiry Date:</b> Fri 06 May 2022
	<b>Determination Deadline:</b> Thu 26 May 2022
External works / landscaping, Single storey side extension, First floor rear extension	
<a href="#">DC/22/1255/FUL - 23 Hasketon Road</a>	<b>Expiry Date:</b> Tue 10 May 2022
	<b>Determination Deadline:</b> Wed 25 May 2022
Single storey front and part rear extension, two storey side and part rear extension. Erection of a detached garage to front of the property, erection of detached annex to the rear, and erection of replacement 6ft fence to front boundary.	
<a href="#">DC/22/1359/FUL - 1 St Johns Street</a>	<b>Expiry Date:</b> Fri 13 May 2022
	<b>Determination Deadline:</b> Tue 31 May 2022
Change of use of first and second floors from offices to 2no. residential apartments	
<a href="#">DC/22/1360/LBC - 1 St Johns Street</a>	<b>Expiry Date:</b> Fri 13 May 2022
	<b>Determination Deadline:</b> Tue 31 May 2022
Change of use of first and second floors from offices to 2no. residential apartments	
<a href="#">DC/22/1163/FUL - Waggoners Court Bredfield Street</a>	<b>Expiry Date:</b> Fri 13 May 2022
	<b>Determination Deadline:</b> Thu 02 Jun 2022
Demolition of Scout Hut to facilitate access to carry out repairs to the adjacent wall	

## Item 9

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.

<b>Date</b>	<b>Application</b>	<b>WTC Decision</b>	<b>ESC Decision</b>	<b>ESC Officer (Delegated) or Committee Decision</b>
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/21/4557/FUL - Little Kyson Broomheath	Refusal	Awaiting decision	
30.11.21	DC/21/4557/FUL - Little Kyson Broomheath	Refusal	Awaiting decision	
18.01.22	DC/21/5698/FUL - 60 Old Barrack Road Woodbridge Suffolk IP12 4ER	Refusal	Awaiting decision	
01.02.22	DC/22/0045/FUL - 16A Market Hill	Approval	Awaiting decision	
01.02.22	DC/22/0046/LBC - 16A Market Hill	Approval	Awaiting decision	
01.03.22	DC/21/4004/ARM - Land To The South And East Of Adastral Park	No comment	Awaiting decision	
01.03.22	DC/21/4005/ARM - Land To The South And East Of Adastral Park	No comment	Awaiting decision	
01.03.22	DC/22/0455/FUL - 37-39 Warwick Avenue	Approval	Permitted	Delegated Decision
01.03.22	DC/22/0426/FUL - 14 Prentices Lane	Approval	Awaiting decision	
15.03.22	DC/22/0569/FUL - 8 Russell Close Woodbridge Suffolk IP12 4LE	Refusal	Awaiting decision	
15.03.22	DC/22/0700/FUL - Doctors Surgery 7 Little St Johns Street Woodbridge Suffolk IP12 1EE	Approval	Permitted	Delegated Decision
15.03.22	DC/22/0473/FUL - 24 Queens Drive Woodbridge Suffolk IP12 4FE	Approval	Awaiting decision	
29.03.22	DC/22/0836/FUL - 7 Andersons Way Woodbridge Suffolk IP12 4EB	Approval	Awaiting decision	
29.03.22	DC/22/0905/FUL - 31 Warren Hill Road Woodbridge Suffolk IP12 4DY	Approval	Withdrawn	
29.03.22	DC/22/0833/FUL - 11 Barton Road Woodbridge Suffolk IP12 1JQ	Approval	Awaiting decision	

12.04.22 DC/22/1106/VOC - Part Rear Garden Of 29 Warren Hill  
12.04.22 DC/21/5748/FUL - Shop At 10-12 Market Hill Woodbridge Suffolk IP12 4LU  
12.04.22 DC/21/4005/ARM - Land To The South And East Of Adastral Park  
12.04.22 DC/21/4004/ARM - Land To The South And East Of Adastral Park

Approval	Awaiting decision
Refusal	Awaiting decision
No comment	Awaiting decision
No comment	Awaiting decision