



Woodbridge Town Council

Shire Hall Market Hill Woodbridge Suffolk IP12 4LP

Town Clerk: Mr G E Diaper

Tel: 01394 383599

Email: townclerk@woodbridge-suffolk.gov.uk



To Members of the Planning Committee

Cllr Adelson

Cllr Bale

Cllr Blois

Cllr Gillard

Cllr Holdcroft

Cllr Miller

Cllr Rawlings

Cllr Sanders

Cllr Sutton

Cllr Walsh

You are hereby summoned to attend a **meeting** of the **Planning Committee** to be held at the **Shire Hall** on **Tuesday 1st November 2022** at **7pm.**

Greg Diaper

Town Clerk

26th October 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 18th October 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. To consider how to respond to the East Suffolk Council Healthy Environments Supplementary Planning Document.

11. Closure.

Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Tuesday 18th October 2022** at 5pm.

Councillors:

Present: D Adelson, G Holdcroft, S Miller, S Rawlings, R Sanders, and M Sutton

Apologies: S Bale, C Blois, P Gillard, and C Walsh

In Attendance: Town Clerk and two members of the public

381. Apologies for Absence

Apologies for absence had been received from Councillors Bale, Blois, Gillard, and Walsh.

382. To receive Declarations of Interest

Councillor Holdcroft declared a non-pecuniary interest in applications DC/22/3574/FUL, DC/22/3575/LBC, DC/22/1163/FUL and DC/22/3740/FUL as a governor of the Seckford Foundation and stated he would not participate in the discussion or vote on these applications.

Councillor Adelson declared a non-pecuniary interest in application DC/22/3896/FUL as an acquittance of the neighbour.

383. To consider requests for Dispensations

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

384. To agree and approve the Minutes of the meeting held on 28th September 2022

The minutes of the Planning Committee meeting held 28th September 2022 were approved.

385. Public Question Time.

The applicant for DC/22/3896/FUL spoke to the Committee regarding his application.

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

The Committee noted the following applications:

- DC/22/3729/TCA - 122 Castle Street
- DC/22/3887/TCA - The Abbey School Church Street
- DC/22/3878/TCA - Orchard House 99 Thoroughfare

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

There were no applications to consider.

388. To comment on applications for planning permission

The Committee agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/22/3574/FUL - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	We recommend approval .
DC/22/3575/LBC - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	We recommend approval .
DC/22/3746/FUL - Apothecary House 64 Thoroughfare Woodbridge Suffolk IP12 1AL	We recommend approval but request that the recommendations in the Arboricultural Impact Assessment are a requirement of planning consent.
DC/22/1163/FUL - Waggoners Court Bredfield Street Woodbridge Suffolk IP12 4UP	<p>Woodbridge Town Council considers that the additional information provided for this application since the last recommendation still does not provide reasoning/justification for the removal of the building. We therefore restate our original objection to this application:</p> <p>We recommend REFUSAL as this application contravenes SCLP 8.1c as there is no information regarding the replacement of the former community facility previously provided on the site to a local Scouting group.</p> <p>Development would involve the provision of an equivalent or better replacement community facility either on site or in an alternative location in the vicinity that is well integrated into the community and has equal or better accessibility than the existing facility which meets the needs of</p>

	<p>the local population.</p> <p>If the Planning Authority are minded to approve this application we recommend that demolition of only the part of the building parallel to the wall be agreed.</p>
DC/22/2958/FUL - Kingston Hall Kingston Farm Road Woodbridge Suffolk IP12 4BD	We recommend approval .
DC/22/3778/FUL - Waterside Garage Grove Road Woodbridge Suffolk	We recommend approval .
DC/22/3740/FUL - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	We recommend refusal as the proposed development provides no disabled/ step free access to the upper floor.
DC/22/3896/FUL - 23 Hasketon Road Woodbridge Suffolk IP12 4LD	We recommend approval .
DC/22/1924/FUL - 30A Bredfield Street Woodbridge Suffolk IP12 4NH	We recommend approval .
DC/22/3847/FUL - 9 Briarwood Road Woodbridge Suffolk IP12 4DQ	We recommend approval .

389. 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.

390. To note an extract from ESC Planning's performance review presented at the 11 October ESC Strategic Planning committee meeting.

The Committee noted the East Suffolk Council Planning Departments' performance review.

391. To receive a report from the Chair on the progress of the SALC Planning Group.

The Chair provided a verbal report on the progress of the SALC Planning Group.

392. To consider how to respond to the East Suffolk Council Healthy Environments Supplementary Planning Document.

It was agreed to defer this item.

393. Closure

The meeting was closed at 6.06pm

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.

DC/22/4006/TCA - 18 Sun Lane Woodbridge Suffolk IP12 1EG	Expiry Date: Fri 04 Nov 2022
	Determination Date: Sun 20 Nov 2022
1no. Oak (marked on plan) - Fell	

DC/22/4025/TCA - Land At 28 - 38 Castle Street Woodbridge Suffolk IP12 1HN	Expiry Date: Mon 07 Nov 2022
	Determination Date: Tue 22 Nov 2022
Land At 28 - 38 Castle Street Woodbridge Suffolk IP12 1HN	

DC/22/4062/TCA - 3 Theatre Street Woodbridge Suffolk IP12 4NE	Expiry Date: Tue 08 Nov 2022
	Determination Date: Wed 23 Nov 2022
1no. Willow (marked on plan) - Overall crown reduction by 3 metres	

DC/22/4129/TCA - 11 Lockwood Close Woodbridge Suffolk IP12 1HZ	Expiry Date: Mon 14 Nov 2022
	Determination Date: Mon 28 Nov 2022
1no. Sycamore (T1 on plan) - Reduce western stem to 2 metres above ground level	

Item 7

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

DC/22/4179/TPO - Garden Centre Cumberland Street Woodbridge Suffolk IP12 4AF	Expiry Date: Mon 14 Nov 2022
	Determination Date: Thu 15 Dec 2022
W1 of TPO No. 54 / 1965 1no. Sycamore (T54 on plan) - Undertake pruning illustrated in Tree Work Schedule	

DC/22/4132/TPO - Clock House 42 Cumberland Street Woodbridge Suffolk IP12 4AD	Expiry Date: Mon 14 Nov 2022
	Determination Date: Mon 12 Dec 2022
T16 of TPO No. 54 / 1965 1no. Copper beech (T1 on plan) - Crown reduction by up to 20%	

Item 8

To comment on applications for planning permission

DC/22/2974/LBC - 1A St Johns Street Woodbridge Suffolk IP12 1EB	Expiry Date: Mon 31 Oct 2022 Determination Date: Wed 21 Sep 2022
Listed Building Consent - Single storey rear extension and minor alterations to the dwelling	
DC/22/4032/FUL - 12 Gladstone Road Woodbridge Suffolk IP12 1EF	Expiry Date: Wed 09 Nov 2022 Determination Date: Tue 06 Dec 2022
Loft conversion, extension to front and alterations to existing	
DC/22/3998/FUL - 30 Victoria Road Woodbridge Suffolk IP12 1EJ	Expiry Date: Thu 10 Nov 2022 Determination Date: Wed 07 Dec 2022
Demolition of existing single storey rear extension and rebuild on similar footprint by 1m longer.	
DC/22/2629/FUL - 4 Peterhouse Crescent Woodbridge Suffolk IP12 4HT	Expiry Date: Thu 10 Nov 2022 Determination Date: Thu 25 Aug 2022
Construction of a two storey side extension	
DC/22/3859/VOC - Field House 14 Upper Moorfield Road Woodbridge Suffolk IP12 4JW	Expiry Date: Thu 10 Nov 2022 Determination Date: Wed 07 Dec 2022
Variation of Condition No.2 of DC/21/2024/FUL - Alterations and extensions to existing two storey dwelling; replacement of existing windows and doors - put a shed in the garden	
DC/22/3851/FUL - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	Expiry Date: Thu 17 Nov 2022 Determination Date: Tue 13 Dec 2022
Change of use from Commercial Offices to retail and residential with new timber framed single storey extension to replace existing rear extension.	
DC/22/3852/LBC - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	Expiry Date: Thu 17 Nov 2022 Determination Date: Tue 13 Dec 2022
Change of use from Commercial Offices to retail and residential with new timber framed single storey extension to replace existing rear extension.	

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.

Date	Application	WTC Decision	ESC Decision	ESC Officer (Delegated) or Committee Decision
19.10.21	DC/21/4557/FUL - Little Kyson Broomheath	Refusal	Awaiting decision	
26.04.22	DC/22/1359/FUL - 1 St Johns Street	Approval	Awaiting decision	
26.04.22	DC/22/1360/LBC - 1 St Johns Street	Approval	Awaiting decision	
26.04.22	DC/22/1163/FUL - Waggoners Court Bredfield Street	Refusal	Awaiting decision	
07.06.22	DC/22/1389/FUL - Skateboard Facility Rear Of Deben Leisure Centre	Approval	Awaiting decision	
07.06.22	DC/22/2005/FUL - Inn Field House 9 Pytches Road	Approval	Permitted	Delegated Decision
21.06.22	DC/22/1924/FUL - 30A Bredfield Street Woodbridge Suffolk IP12 4NH	Refusal	Awaiting decision	
21.06.22	DC/22/2241/VOC - 5-7 Tide Mill Way Woodbridge Suffolk IP12 1BY	Approval	Awaiting decision	
21.06.22	DC/22/2068/VOC - Bull Ride 70 New Street Woodbridge Suffolk IP12 1DX	Approval	Awaiting decision	
05.07.22	DC/22/2195/FUL - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	Approval	Awaiting decision	
19.07.22	DC/20/0902/OUT - Suffolk Constabulary Force Headquarters	Refusal	Awaiting decision	
02.08.22	DC/22/2629/FUL - 4 Peterhouse Crescent Woodbridge Suffolk IP12 4HT	Approval	Awaiting decision	
02.08.22	DC/22/2370/FUL - Ferry Quay Cafe Ferry Quay Woodbridge Suffolk IP12 1BW	Refusal	Awaiting decision	
02.08.22	DC/22/2641/VOC - Former Council Offices Melton Hill Melton Woodbridge IP12 1AU	Refusal	Permitted	Delegated Decision
02.08.22	DC/22/2619/FUL - Land Adjacent To 13 Sun Lane Woodbridge Suffolk	Approval	Permitted	Delegated Decision
17.08.22	DC/22/2751/FUL - 1 Farlingayes Woodbridge Suffolk IP12 1HF	Approval	Awaiting decision	
17.08.22	DC/22/2840/FUL - 42 Brook Street Woodbridge Suffolk IP12 1BE	Approval	Awaiting decision	
17.08.22	DC/22/2841/LBC - 42 Brook Street Woodbridge Suffolk IP12 1BE	Approval	Awaiting decision	
17.08.22	DC/22/2966/VOC - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	Approval	Awaiting decision	
17.08.22	DC/22/2973/FUL - 1A St Johns Street Woodbridge Suffolk IP12 1EB	Approval	Awaiting decision	
17.08.22	DC/22/2974/LBC - 1A St Johns Street Woodbridge Suffolk IP12 1EB	Approval	Awaiting decision	
17.08.22	DC/22/2649/FUL - 10 North Hill Woodbridge Suffolk IP12 1HH	Approval	Awaiting decision	
17.08.22	DC/22/2749/FUL - 58 Cumberland Street Woodbridge Suffolk IP12 4AD	Approval	Permitted	Delegated Decision
17.08.22	DC/22/2750/LBC - 58 Cumberland Street Woodbridge Suffolk IP12 4AD	Approval	Permitted	Delegated Decision
06.09.22	DC/22/2982/FUL - Framfield Medical Centre Ipswich Road Woodbridge Suffolk IP12 4FD	Approval	Awaiting decision	
06.09.22	DC/22/3292/LBC - 9A Church Street Woodbridge Suffolk IP12 1DS	Approval	Permitted	Delegated Decision

06.09.22	DC/22/3231/FUL - 33 Old Barrack Road Woodbridge Suffolk IP12 4ET	Approval	Permitted	Delegated Decision
06.09.22	DC/22/3127/FUL - 72 Seckford Street, Woodbridge, Suffolk, IP12 4LZ	Approval	Permitted	Delegated Decision
06.09.22	DC/22/3352/FUL - 43 Grundisburgh Road, Woodbridge, Suffolk, IP12 4HH	Approval	Awaiting decision	
29.09.22	DC/22/2005/FUL - Inn Field House 9 Pytches Road	Approval	Permitted	Delegated Decision
29.09.22	DC/22/3504/FUL - 63 Cobbold Road	Approval	Awaiting decision	
29.09.22	DC/22/3508/FUL - 5 Redstone Mews	Refusal	Awaiting decision	
29.09.22	DC/22/3564/LBC - 72 Seckford Street	Approval	Awaiting decision	
18.10.22	DC/22/3574/FUL - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	Approval	Awaiting decision	
18.10.22	DC/22/3575/LBC - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	Approval	Awaiting decision	
18.10.22	DC/22/3746/FUL - Apothecary House 64 Thoroughfare Woodbridge Suffolk IP12 1AL	Refusal	Awaiting decision	
18.10.22	DC/22/1163/FUL - Waggoners Court Bredfield Street Woodbridge Suffolk IP12 4UP	Refusal	Awaiting decision	
18.10.22	DC/22/2958/FUL - Kingston Hall Kingston Farm Road Woodbridge Suffolk IP12 4BD	Approval	Awaiting decision	
18.10.22	DC/22/3778/FUL - Waterside Garage Grove Road Woodbridge Suffolk	Approval	Awaiting decision	
18.10.22	DC/22/3740/FUL - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	Refusal	Awaiting decision	
18.10.22	DC/22/3896/FUL - 23 Hasketon Road Woodbridge Suffolk IP12 4LD	Approval	Awaiting decision	
18.10.22	DC/22/1924/FUL - 30A Bredfield Street Woodbridge Suffolk IP12 4NH	Approval	Awaiting decision	
18.10.22	DC/22/3847/FUL - 9 Briarwood Road Woodbridge Suffolk IP12 4DQ	Approval	Awaiting decision	

Item 10

To consider how to respond to the East Suffolk Council Healthy Environments Supplementary Planning Document

The Healthy Environments SPD will provide guidance to support the application of policies in the adopted Local Plans on how the design of new development can help support our communities' health and wellbeing.

What is a Supplementary Planning Document?

Supplementary Planning Documents (SPDs) expand upon policy and provide further detail to support the implementation of policies in Local Plans. Whilst not a part of the development plan, they are a material consideration in the determination of planning applications. The Local Plan policies, which this SPD provides guidance on, can be viewed on the Council's website: www.eastsuffolk.gov.uk/localplan.

The Purpose of the Healthy Environments SPD

The Healthy Environments SPD is intended to provide planning and design guidance for creating built environments and accessible natural infrastructure which help to support our communities' health, weight status, inclusion, social connectivity, wellbeing, and amenity. The Healthy Environments SPD is also proposed to provide useful tools and guidance (or to sign post to further external guidance) for use during the design and appraisal processes to support the delivery of development proposals with the capacity to improve these key health and wellbeing outcomes, and that reduce potential for health inequalities within new communities.

The need to ensure that built environments are inclusive of all ages and abilities, to promote healthier lifestyles (increasing activity and reducing overweight and obesity), to tackle physical and mental health and life expectancy inequalities within the district, and to reduce anti-social behaviour and crime (including the fear of crime) were identified through the preparation of the East Suffolk Local Plans. Improving the health and wellbeing of those who live and/or work in the district were identified as key strategic priorities for both the Suffolk Coastal Local Plan (adopted September 2020) and the Waveney Local Plan (adopted March 2019).

The Healthy Environments SPD is therefore being produced to support interpretation of the policies of the adopted Local Plans that are intended to deliver on the respective Plans' strategic priorities for health and wellbeing. This is through addressing the range of 'wider determinants of health and wellbeing that arise from how built environments and the accessible natural spaces that support them are planned and designed.

Recent changes in national legislation, policy and guidance, and the greater focus on health inequalities, weight status and social connections following the COVID-19 pandemic

have further increased the need for guidance on Local Plan policy interpretation for achieving positive health and wellbeing outcomes.

The SPD will also supersede and update the guidance included in the former Suffolk Coastal district's SPG15 Outdoor Playing Space (2001).

Initial Consultation Questions

1. Do you consider the proposed scope (range of Local Plan policies and topic areas that have been included or excluded) of the SPD to be appropriate? Yes/No
If 'No', please suggest how you think the scope should be amended.

2. Do you consider the proposed content (the intended approach of the guidance to be included under each topic area) of the SPD to be appropriate? Yes/No
If 'No', please suggest how you think the content should be amended.

3. How valuable do you think an East Suffolk Health Impact Assessment template (or series of templates for different types of development proposals) to assess development proposals would be?

4. How valuable do you think a Healthy Environments Master Checklist of design considerations for use as a tool during the design process of a development proposal would be?

5. Are there any elements of national policy or guidance related to the creation of healthy environments that you consider would benefit from additional guidance in the SPD? Yes/No
If 'Yes', please explain what guidance is required.

6. Are there any developments or places that you think are good practice examples of overall health-supporting environments, or that have excelled in a particular aspect of creating health-supporting environments (for example, healthy homes and workplaces, inclusive design, active travel, natural infrastructure, encouraging community cohesion, etc.) that you would like to suggest for use as case studies in the SPD?
If so please list them below, and if possible please provide hyperlinks to more information.

7. Are there any examples of good practice guidance (for example, included in other SPDs or guidance documents) you think would be helpful to consider in the preparation of the SPD?
If so please list them below, and if possible please provide hyperlinks to more information.

8. Do you have any other comments or information that you would like us to consider

in drafting the Healthy Environments SPD?

About this consultation

This is the first stage of consultation and will inform the preparation of the Healthy Environments SPD. The aim of this consultation is to gather feedback on what you think the SPD should include and address. The proposed content of the SPD and a series of consultation questions are set out further below.

Please respond to this consultation by 5pm Monday 7th November 2022, via one of the following means:

- Complete the online questionnaire;
- Email your response to planningpolicy@eastsoffolk.gov.uk; or
- Post your response to Planning Policy & Delivery Team, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ

The Full Initial Consultation Document has been uploaded to SharePoint.

Further to question 7 the Chair has provided these two documents as examples of good practice.

<https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

<https://www.ciht.org.uk/import/pdf/a%20transport%20journey%20to%20a%20healthier%20life.pdf>

Members are asked to consider how to respond to the East Suffolk Council Healthy Environments Supplementary Planning Document.