

## Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **John Gibbins Gallery** on **Tuesday 2<sup>nd</sup> August 2022** at 5pm.

### Councillors:

Present: D Adelson, S Bale, S Miller R Sanders, and M Sutton

Apologies: C Blois, G Holdcroft, P Gillard S Rawlings and C Walsh

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

#### **214. Apologies for Absence**

Apologies for absence had been received from Councillors Blois, Holdcroft, Gillard, Rawlings and Walsh

#### **215. To receive Declarations of Interest**

Councillor Adelson declared a non-pecuniary interest in application DC/22/2370/FUL as a relative lives in the adjacent houseboats.

#### **216. To consider requests for Dispensations**

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

#### **217. To agree and approve the Minutes of the meeting held on 19<sup>th</sup> July 2022**

The minutes of the Planning Committee meeting held 19<sup>th</sup> July 2022 were approved.

#### **218. Public Question Time.**

There were no members of the public present.

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

There were no applications to consider.

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

There were no applications to consider.

221. To comment on applications for planning permission

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/22/2629/FUL - 4 Peterhouse Crescent Woodbridge Suffolk IP12 4HT	We recommend <b>APPROVAL</b>
DC/22/2370/FUL - Ferry Quay Cafe Ferry Quay Woodbridge Suffolk IP12 1BW	<p>The Committee supports this development in principle and wishes to thank the applicant and agent for their time showing the Committee round the site.</p> <p>However, the Committee has a number of significant concerns about the proposal and at this time has no option but to recommend <b>REFUSAL</b> for the following reasons:</p> <p>1 - The application contravenes SCLP 11.1 g: permission will be granted where proposals</p> <p><i>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;</i></p> <p>The current proposal does not enable disabled access to the upper level of the café whilst the seating proposed at ground level is not suitable for wheelchair users.</p> <p>2 - The application contravenes SCLP 11.1 g: permission will be granted where proposals</p> <p><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>

The current proposal does not offer adequate waste storage and disposal facilities.

3 – The discharge of rainwater from the roof and roof itself is currently onto/over third party property – we would recommend that either permission is sought for this discharge or modifications are made to the roof design.

4 – Toilet facilities are not included in the Application but are under review by the applicant but WTC are disappointed that the Applicant is considering a location are around 50 yards from the premises. We would prefer to see a fully accessible toilet provided at the cafe.

5 – We are concerned about the lack of detail of ventilation in the kitchen/ food preparatory area.

However, if these matters are addressed to the satisfaction of the Planning Authority, as well as other matters raised by the Flood Risk Management Authority and Environmental Protection, The Committee would fully support the development.

We also have a minor concern that the proposed development will constrain the PROW footpath to its actual/ mapped route, which follows the edge of the Dock, rather than allow pedestrians to follow a natural desire line away from the water. There are currently a number of trip hazards on the actual route of the footpath which may need to be cleared, however these are necessary for access to the house boats moored in Bass Dock. We would suggest that Suffolk County Council and the applicant looks to re-route this footpath to avoid these potential hazards.

DC/22/2641/VOC - Former Council Offices Melton Hill Melton Woodbridge Suffolk IP12 1AU	We recommend <b>REFUSAL</b> as there is no provision of a demolition management plan as part of the variation of condition and it is unclear if that document will be for public scrutiny when sent to ESC. We are particularly interested to understand how the developer will manage demolition traffic/ vehicles accessing the site, how pedestrian movements in the vicinity of the site be managed, and how the surrounding environment will be protected.
DC/22/2783/FUL - The Abbey School Church Street Woodbridge Suffolk	We recommend <b>APPROVAL</b>
DC/22/2619/FUL - Land Adjacent To 13 Sun Lane Woodbridge Suffolk	We recommend <b>APPROVAL</b> subject to the applicant submitting an updated contaminated land survey.
DC/22/2740/FUL - 58 Victoria Road, Woodbridge, Suffolk, IP12 1EL	We recommend <b>APPROVAL</b>
DC/22/2664/VOC - 69 Thoroughfare, Woodbridge, Suffolk, IP12 1AH	We recommend <b>APPROVAL</b>

**222. 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.

**223. To receive a verbal report from the Chair regarding the decisions taken at the East Suffolk Council (South) Planning Committee meeting regarding DC/21/5698/FUL - 60 Old Barrack Road and DC/22/1303/FUL - 5 Gladstone Road**

The Chair gave a verbal report following his attendance at the East Suffolk Council (South) Planning Committee meeting.

**224. To consider how to respond to the East Suffolk Consultation: Draft Housing in Clusters and Small-Scale Residential Development in the Countryside Supplementary Planning Document.**

The Committee agreed its response to the East Suffolk Consultation: Draft Housing in Clusters and Small-Scale Residential Development in the Countryside Supplementary Planning Document.

**225. To consider if the Planning Committee wish to raise an objection to the submitted draft CIL Charging Schedule or request to be heard by the Examiner on a Proposed Modification.**

The Committee agreed it has no objection to draft CIL Charging Schedule.

**226. To agree the Committees response to the SALC survey on Planning Process**

The Committee agreed its response to the SALC survey on Planning Process

**227. To agree the Committees response to the NALC consultation on short term holiday lets.**

The Committee agreed the questions that we would provide answers in the Consultation and asked the Clerk to draft a detailed response for consideration at the next meeting of the Committee.

**228. Closure**

The meeting was closed at 6.26pm

Councillor Sanders  
Chair