



Woodbridge Town Council

Shire Hall Market Hill Woodbridge Suffolk IP12 4LP

Town Clerk: Mr G E Diaper

Tel: 01394 383599

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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 **John Gibbins Gallery, The Longshed, Tide Mill Way** on **Tuesday 5th July 2022** at **7pm**

Greg Diaper

Town Clerk

29th June 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 21st June 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 making additional comments to DC/22/1860/TPO Sandywood, Broomheath.

11. 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.

12. Closure.

Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **John Gibbins Gallery** on **Tuesday 21st June 2022** at **5pm**.

Councillors:

Present: C Blois, S Rawlings, R Sanders, and M Sutton

Apologies: D Adelson, S Bale, G Holdcroft, P Gillard, S Miller and C Walsh

In Attendance: Town Clerk and no members of the public

103. Apologies for Absence

Apologies for absence had been received from Councillors Adelson, Bale, Holdcroft, Gillard, Miller and Walsh.

104. To receive Declarations of Interest

Cllr. Sutton declared a non-pecuniary interest in item 110 as a Director of the Woodbridge Riverside Trust and Trustee of the Tide Mill.

No other members made any Declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests in relation to items on the agenda.

105. To consider requests for Dispensations

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

106. To agree and approve the Minutes of the meeting held on 6th June 2022

The minutes of the Planning Committee meeting held 6th June 2022 were approved.

107. Public Question Time.

There were no members of the public present.

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

The Committee noted the following applications:

- DC/22/2134/TCA - 16 North Hill Woodbridge Suffolk IP12 1HH
- DC/22/2137/TCA - 9 Seckford Street Woodbridge Suffolk IP12 4LY
- DC/22/2181/TCA - 17 Queens Drive Woodbridge Suffolk IP12 4FE
- DC/22/2317/TCA - 23 Church Street Woodbridge Suffolk IP12 1DS

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

The Council agreed their comments as set out below:-

| Application No and Address | Committee Comments |
|--|------------------------------|
| DC/22/2124/TPO - Hill House Pytches Road Woodbridge Suffolk IP12 1EP | We recommend APPROVAL |

110. To comment on applications for planning permission

The Council agreed their comments as set out below:-

| Application No and Address | Committee Comments |
|---|---|
| DC/22/1924/FUL - 30A Bredfield Street Woodbridge Suffolk IP12 4NH | <p>We recommend REFUSAL as we consider that this application contravenes SCLP 11.5 Conservation Areas:</p> <ul style="list-style-type: none"> a) Demonstrate a clear understanding of the significance of the conservation area alongside an assessment of the potential impact of the proposal on that significance; b) Preserve or enhance the character or appearance of the conservation area; c) Be of an appropriate design, scale, form, height, massing and position; e) Use high quality materials and methods of construction which complement the character of the area. <p>This proposal does not complement the wider conservation area and the local area in which the property sits. The absence of a</p> |

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|--|--|
| | design and access statement is also disappointing. |
| DC/22/2012/FUL - 8 Queens Head Lane Woodbridge Suffolk IP12 4ND | We recommend APPROVAL |
| DC/22/2241/VOC - 5-7 Tide Mill Way Woodbridge Suffolk IP12 1BY | We recommend APPROVAL |
| DC/22/2068/VOC - Bull Ride 70 New Street Woodbridge Suffolk IP12 1DX | We recommend APPROVAL |
| DC/22/1757/FUL - 21 Seckford Street Woodbridge Suffolk IP12 4LY | We recommend APPROVAL |
| DC/22/2023/LBC - 21 Seckford Street Woodbridge Suffolk IP12 4LY | We recommend APPROVAL |

111. 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.

112. To consider an application for a Temporary Pavement Licence - The Sandwich Shop, Woodbridge

The Committee agreed that it supported the application for a Temporary Pavement License for the Sandwich Shop.

113. Closure

The meeting was closed at 5.31pm

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.

Item 7

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

No applications.

Item 8

To comment on applications for planning permission

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|---|---|
| DC/22/1290/FUL - 8 Bullards Lane Woodbridge Suffolk IP12 4HD | Expiry Date: Tue 05 Jul 2022 Determination Deadline: Thu 26 May 2022 |
| Two-storey and single-storey rear extensions, single storey front bay extension and raised driveway | |
| DC/22/2183/LBC - 50 Hasketon Road Woodbridge Suffolk IP12 4LD | Expiry Date: Thu 14 Jul 2022 Determination Deadline: Thu 11 Aug 2022 |
| Listed Building Consent - Demolition and rebuilding of the previous extensions to provide a ground floor bedroom, wet room and entrance hall | |
| DC/22/2399/FUL - 50 Hasketon Road Woodbridge Suffolk IP12 4LD | Expiry Date: Thu 21 Jul 2022 Determination Deadline: Tue 09 Aug 2022 |
| Demolition and rebuilding of the previous extensions to provide a ground floor bedroom, wet room and entrance hall. | |
| DC/22/2195/FUL - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH | Expiry Date: Fri 15 Jul 2022 Determination Deadline: Sun 14 Aug 2022 |
| Replacement leisure facility - Demolition and removal of existing swimming pool and changing rooms and erection of a new fitness space with changing and cafe facility. | |
| DC/22/1286/FUL - 31 Warren Hill Road Woodbridge Suffolk IP12 4DY | Expiry Date: Mon 18 Jul 2022 Determination Deadline: Thu 26 May 2022 |
| Construction of a single-storey front extensions, single storey side/rear extension, internal refurbishment, detached garage with new driveway and drop kerb access from side road. | |

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|---|---|
| DC/22/2329/FUL - 4 Ipswich Road Woodbridge Suffolk IP12 4BU | Expiry Date: Thu 28 Jul 2022 |
| Proposed new single storey rear extension following demolition of existing extension. Creation of new turning area within front garden. Installation of new low profile roof windows to existing front, side and rear roof slopes. | Determination Deadline: Wed 03 Aug 2022 |

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|--|---|
| DC/21/4004/ARM - Land To The South And East Of Adastral Park | Expiry Date: Wed 06 Jul 2022 |
| Approval of reserved matters - the construction of 119 dwellings (including 34 affordable houses), associated works, landscaping and infrastructure for Phase E1, together with details of Green Infrastructure relating to the adjoining part of the southern boundary (Ipswich Road) SANG - on DC/20/1234/VOC. | Determination Deadline: Tue 23 Nov 2021 |

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.

| Date | Application | WTC Decision | ESC Decision | ESC Officer (Delegated) or Committee Decision |
|-------------|--|---------------------|---------------------|--|
| 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 | |
| 15.03.22 | DC/22/0569/FUL - 8 Russell Close Woodbridge Suffolk IP12 4LE | Refusal | Awaiting decision | |
| 12.04.22 | DC/22/1106/VOC - Part Rear Garden Of 29 Warren Hill | Approval | Awaiting decision | |
| 12.04.22 | DC/21/5748/FUL - Shop At 10-12 Market Hill | Refusal | Awaiting decision | |
| 26.04.22 | DC/22/1286/FUL - 31 Warren Hill Road | Approval | Awaiting decision | |
| 26.04.22 | DC/22/1269/OUT - Land Off Newnham Avenue Newnham | Approval | Awaiting decision | |
| 26.04.22 | DC/22/1290/FUL - 8 Bullards Lane | Approval | 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 | |
| 10.05.22 | DC/22/1255/FUL - 23 Hasketon Road | Approval | Awaiting decision | |
| 10.05.22 | DC/22/1303/FUL - 5 Gladstone Road | Refusal | Awaiting decision | |
| 10.05.22 | DC/22/1475/FUL - 1 Quay Street Woodbridge Suffolk IP12 1BX | Approval | Awaiting decision | |

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|----------|--|----------|-----------------------|--------------------|
| 10.05.22 | DC/22/1564/FUL - The Old Convent St Johns Terrace | Approval | Awaiting decision | |
| 24.05.22 | DC/22/1385/FUL - 21 Mill View Close | Approval | Awaiting decision | |
| 24.05.22 | DC/22/1716/FUL - 2 Ipswich Road | Approval | Awaiting decision | |
| 24.05.22 | DC/22/1738/FUL - 33 Hilly Fields | Approval | Awaiting decision | |
| 24.05.22 | DC/22/1717/FUL - Fenn Cottage, Fen Walk | Approval | Application Permitted | Delegated Decision |
| 24.05.22 | DC/22/1564/FUL - The Old Convent St Johns Terrace | Approval | Awaiting decision | |
| 24.05.22 | DC/22/1209/LBC - 2 Carmelite Place | Approval | Awaiting decision | |
| 07.06.22 | DC/22/1886/FUL - 21 Through Duncans | Approval | Awaiting decision | |
| 07.06.22 | DC/22/1883/FUL - 33 Grundisburgh Road | Approval | 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 | Awaiting decision | |
| 21.06.22 | DC/22/1924/FUL - 30A Bredfield Street Woodbridge Suffolk IP12 4NH | Refusal | Awaiting decision | |
| 21.06.22 | DC/22/2012/FUL - 8 Queens Head Lane Woodbridge Suffolk IP12 4ND | Approval | 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 | |
| 21.06.22 | DC/22/1757/FUL - 21 Seckford Street Woodbridge Suffolk IP12 4LY | Approval | Awaiting decision | |
| 21.06.22 | DC/22/2023/LBC - 21 Seckford Street Woodbridge Suffolk IP12 4LY | Approval | Awaiting decision | |

Item 10

To consider making additional comments to DC/22/1860/TPO Sandywood, Broomheath.

The Committee has previously made the following comment on [DC/22/1860/TPO](#):

Recommend REJECTION. This application under Section 8 by the boxes marked states the trees are not diseased, there is no fear they may either break or fall or that damage is occurring to property. Further no professional/expert report supports the reasons for the proposed work to the trees.

The Town Clerk has since received the following email communication from Falcon Saunders, the Arboricultural and Landscape Officer at ESC.

From: Falcon Saunders <Falcon.Saunders@eastsoffolk.gov.uk>

Sent: 20 June 2022 10:53

To: Town Clerk <townclerk@woodbridge-suffolk.gov.uk>

Subject: DC/22/1860/TPO Sandywood Broomheath Woodbridge IP12 4DL

Dear Mr Diaper,

Thank you for the Town Council's consultation response for application DC/22/1860/TPO. There is a strict requirement for applicants to give reasons for any proposed works under a TPO application, however, it is only necessary to provide additional written advice from an appropriate professional where any of the boxes on section 8 of the form are ticked yes (condition of the tree is question and/or alleged damage to property). The information that has been provided is in line with the requirements of the regulations and central government guidance. I am currently minded to approve the application and I will briefly summarise my assessment below.

T1 – The Pine has a heavy lean towards the neighbouring property. The removal of T2 is likely to considerably increase wind exposure and, given the species' characteristics and soil type, felling is thought to be appropriate as a precautionary approach.

T2 – The Pine has previously failed at the root plate and is leaning against a neighbouring tree. Whilst the partial root plate failure is not obviously recent, full failure is reasonably foreseeable and felling is appropriate on health and safety grounds.

T3 & T4 – Both Oaks are small poor quality specimens with an estimated remaining longevity of less than 10 years. Their felling will create space for the better quality neighbouring oaks, and is thought to be good tree management of the tree population as a whole at Sandywood.

T5 – The Oak has a heavily asymmetrical crown owing to competition from other trees on its' northern aspect. The tree which created the majority of this competition is no longer present and pruning to rebalance the crown is thought to be appropriate. The pruning specification has been agreed to be amended to give greater clarity for the reduction. The description will change from 'Crown reduction by 30%' to 'Crown reduction in height by 1.5 metres and lateral reduction on western, southern and eastern aspect by up to 3 metres'.

With this in mind, I would like to give the Town Council the opportunity to comment further if you so wish. The application is due to expire on 29th June, if I do not receive a response by the 24th then I will proceed to determine the application with the existing objection.

Please do not hesitate to get in touch if you have any questions.

Kind regards,

Falcon Saunders Arboricultural and Landscape Officer

Good morning Greg,

I have managed to secure an extension of time with applicant to 8th July. I hope that this will allow the Town Council to reconsider the application on your meeting on the 5th.

Kind regards,

Falcon Saunders Arboricultural and Landscape Officer

Members are asked if they wish to make an additional comment on DC/22/1860/TPO Sandywood, Broomheath.

Item 11

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.

Officers have received the following communication from East Suffolk Council:

Consultation: Draft Housing in Clusters and Small Scale Residential Development in the Countryside Supplementary Planning Document

Consultation Period: Friday 17th June to 5pm Friday 5th August 2022

East Suffolk Council is inviting comments on a new planning document which provides guidance on the development of small scale housing, of up to five dwellings, in the countryside.

The Suffolk Coastal Local Plan and the Waveney Local Plan each contain a policy which allows for a limited amount of new housing in the countryside. The [Housing in Clusters and Small Scale Residential Development in the Countryside Supplementary Planning Document](#) (SPD) provides further guidance on the application of these policies:

- . Policy SCLP5.4 Housing in Clusters in the Countryside (Suffolk Coastal Local Plan, 2020)
- . Policy WLP8.7 Small Scale Residential Development in the Countryside (Waveney Local Plan, 2019)

The draft SPD covers a range of matters including defining what is a ‘Cluster’ and a ‘Settlement in the Countryside’, outlining the necessary characteristics for sites to be appropriate for development, considerations on the potential impact on character of the area, the requirements for public engagement (where required) and how these policies relate to other policies in the [Local Plans](#).

Consultation Information

A number of supporting documents are also published as part of this consultation:

- . Habitats Regulations Assessment Screening Report
- . Strategic Environmental Assessment Screening Opinion
- . Equality Impact Assessment Screening
- . Initial Consultation Statement (outlining consultation undertaken to date)

[View and respond to the consultation material.](#)

If you are unable to submit comments online, you can email your response to planningpolicy@eastsoffolk.gov.uk or write to us at East Suffolk Council, Planning Policy and Delivery Team, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ. Please submit your comments by **5pm on Friday 5th August 2022**.

Paper copies of the Draft SPD and Initial Consultation Statement have been made available for inspection at all libraries in the district and the Council’s Customer Service Centres at The Marina, Lowestoft, and in Felixstowe and Woodbridge libraries. For information on locations and opening hours please see <https://www.suffolklibraries.co.uk/visit/locations-and-times> and www.eastsuffolk.gov.uk/contact-us/customer-services/. Please note the Council’s other Customer Service Centres do not have the facilities for the storage of consultation documents, however physical copies are available at the libraries where these are located.

The Strategic Environmental Assessment Screening Opinion can also be requested by email or in physical copy by contacting the [Planning Policy and Delivery Team](#).

Should you have any difficulties in accessing copies of the documents please contact us.

Please note that we have sent via post two consultation posters that we would ask if you could kindly display these in your local Town or Parish halls and/or notice boards to help promote this consultation.

What happens next

All comments received will be considered and taken into account when finalising the Housing in Clusters and Small Scale Residential Development in the Countryside SPD, which will be adopted later in 2022. Once adopted, the SPD will be a material consideration in determining planning applications.

Please do not hesitate to contact the Planning Policy and Delivery Team should you have any queries.

Ben Wright | Planner (Policy and Delivery)

East Suffolk Council

Members are asked how they wish to respond to this consultation.