



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 7th June 2022** at **7pm**

Greg Diaper

Town Clerk

31st May 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 24th May 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 note communication from East Suffolk Council regarding the Adoption of Affordable Housing Supplementary Planning Document

11. To consider any additional comments or modifying or withdrawing previous comments regarding DC/19/0982/VOC

12. Closure.

Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at **John Gibbins Gallery** on **Tuesday 24th May 2022** at 7pm.

Councillors:

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

Apologies: C Blois, G Holdcroft, C Walsh.

Absent
without apologies: P Gillard

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

44. To appoint a Chair of Committee for 2022/2023

Councillor Sanders was elected as Chair of the Committee.

45. To appoint a Vice-Chair of Committee for 2022/2023

Councillor Miller was elected as Vice-Chair of the Committee.

46. Apologies for Absence

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

47. To receive Declarations of Interest

Cllr. Adelson declared a non-pecuniary interest in DC22/1717/FUL as he is friends with both neighbours to Fenn Cottage. No other members made any Declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests in relation to items on the agenda.

48. To consider requests for Dispensations

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

49. To agree and approve the Minutes of the meeting held on 10th May 2022

The minutes of the Planning Committee meeting held 10th May 2022 were approved but it was noted for amendment that item 997- Committee comments should read: We recommend that the East Suffolk Council tree officer examine the dead wood in the Oak tree for the presence of stag beetles before approving this work.

To note this Committee's Terms of Reference

The Committee noted the terms of reference

50. To note this Committee's Terms of Reference

The Committee noted the terms of reference

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

Councillors noted the intentions to undertake works to trees in the Conservation Area:

- DC/22/1908/TCA - The Abbey School Church Street
- DC/22/1907/TCA - Woodbridge School Burkitt Road

It was recommended that in line with this Committee's Terms of Reference, the Climate Ecological and Emergency Committee should be requested to review these notices and comment on any protected species matters to the appropriate officer at East Suffolk Council.

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

Councillors noted the applications to trees with a TPO:

Application No and Address	Committee Comments
DC/22/1860/TPO - Sandywood Broomheath	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. are being

53 To comment on applications for planning permission

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/22/1385/FUL - 21 Mill View Close	We Recommend Approval.

Councillor Adelson left the meeting.

DC/22/1716/FUL - 2 Ipswich Road	We Recommend Approval.
DC/22/1738/FUL - 33 Hilly Fields	We Recommend Approval.
DC/22/1717/FUL - Fenn Cottage, Fen Walk	We Recommend Approval.
DC/22/1564/FUL - The Old Convent St Johns Terrace	We Recommend Approval.
DC/22/1209/LBC - 2 Carmelite Place	We Recommend Approval.

54. 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.

55. To note the response from the Sizewell C Working party to the Secretary of State

The response was noted, and Councillor Sutton noted a vote of thanks to Councillor Sanders and Councillor Adelson for the professionalism, dedication and effort given to the response.

56. To note communication from East Suffolk Council regarding the Adoption of Affordable Housing Supplementary Planning document

The Committee noted the document.

57. Closure

The meeting was closed at 8.00pm

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 during this period.

Item 7

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

No applications during this period.

Item 8

To comment on applications for planning permission

DC/21/4003/ARM - Land To The South And East Of Adastral Park	Expiry Date: Tue 07 Jun 2022
	Determination Deadline: Tue 23 Nov 2021
Approval of reserved matters - the construction of 22 dwellings together with associated works, landscaping and infrastructure for Brightwell Lakes (Phase W1a) - on DC/20/1234/VOC.	
DC/21/4002/ARM - Land To The South And East Of Adastral Park	Expiry Date: Tue 07 Jun 2022
	Determination Deadline: Wed 24 Nov 2021
Approval of reserved matters - the construction of 173 dwellings (including 80 affordable houses) together with associated works, landscaping and infrastructure for Brightwell Lakes (Phase W1) - on DC/20/1234/VOC.	
DC/22/1886/FUL - 21 Through Duncans Woodbridge Suffolk IP12 4EA	Expiry Date: Mon 20 Jun 2022
	Determination Deadline: Sun 03 Jul 2022
Ground floor rear extension, front porch extension, floor plan redesign and all associated works	
DC/22/1883/FUL - 33 Grundisburgh Road Woodbridge Suffolk IP12 4HH	Expiry Date: Tue 21 Jun 2022
	Determination Deadline: Tue 05 Jul 2022
Creation of vehicular access.	
DC/22/1924/FUL - 30A Bredfield Street Woodbridge Suffolk IP12 4NH	Expiry Date: Fri 24 Jun 2022
	Determination Deadline: Mon 04 Jul 2022
Proposed replacement roof structure to form first floor accommodation, single storey side extension and alterations.	

[DC/22/1389/FUL - Skateboard Facility Rear Of Deben Leisure Centre Station Road Woodbridge Suffolk IP12 4ZU](#)

Expiry Date: Fri 17 Jun 2022

Determination Deadline: Mon 18 Jul 2022

To extend the existing skatepark resulting in an additional 86.36sqm of floor space for skating. The installation of additional platforms, ramps and ledges would be positioned within the site, along with a minor reconfiguration of existing apparatus to accommodate the changes. The development would primarily comprise of formed concrete, including various level changes with the development reaching a maximum of 1.2metres

[DC/22/2005/FUL - Inn Field House 9 Pytches Road Woodbridge Suffolk IP12 1ET](#)

Expiry Date: Tue 21 Jun 2022

Determination Deadline: Sun 10 Jul 2022

Proposed Alterations and Extensions

Item 10

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	
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	
15.03.22	DC/22/0569/FUL - 8 Russell Close Woodbridge Suffolk IP12 4LE	Refusal	Awaiting decision	
29.03.22	DC/22/0836/FUL - 7 Andersons Way Woodbridge Suffolk IP12 4EB	Approval	Permitted	Delegated Decision
29.03.22	DC/22/0833/FUL - 11 Barton Road Woodbridge Suffolk IP12 1JQ	Approval	Permitted	Delegated 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 Woodbridge Suffolk IP12 4LU	Refusal	Awaiting decision	
12.04.22	DC/21/4005/ARM - Land To The South And East Of Adastral Park	No comment	Awaiting decision	
12.04.22	DC/21/4004/ARM - Land To The South And East Of Adastral Park	No comment	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/22/1171/LBC - Brook House 36 Cumberland Street	Approval	Permitted	Delegated Decision
26.04.22	DC/22/1110/LBC - 9 And 11 Market Hill	Approval	Permitted	Delegated Decision
26.04.22	DC/22/1290/FUL - 8 Bullards Lane	Approval	Awaiting decision	
26.04.22	DC/22/1255/FUL - 23 Hasketon Road	No comment	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/21/4002/ARM - Land To The South And East Of Adastral Park	No comment	Awaiting decision	
10.05.22	DC/22/1475/FUL - 1 Quay Street Woodbridge Suffolk IP12 1BX	Approval	Awaiting decision	
10.05.22	DC/22/1564/FUL - The Old Convent St Johns Terrace Woodbridge Suffolk IP12 1HP	Approval	Awaiting decision	
10.05.22	DC/22/1589/FUL - 1 Woolnough Road Woodbridge Suffolk IP12 1HJ	Approval	Awaiting decision	
10.05.22	DC/22/0836/FUL - 7 Andersons Way	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	Awaiting 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	

Item 11

To consider any additional comments or modifying or withdrawing previous comments regarding DC/19/0982/VOC

Officers received the overleaf communication from the Planning Authority regarding application DC/19/0982/VOC, for which an appeal has been made to the Secretary of State by the applicant.

The Committee's original response to this application is as follows:

We recommend REFUSAL. While we welcome the initiative of doing this we do have concerns.

This application contravenes DM23 d, e and f.

We have grave concerns with operating a take away and the implications to traffic and parking in Tide Mill Way and feel that, if this should go ahead, it should be restricted to a closing time of 10 pm.

In line with the letter from the Planning Authority, **members are asked if they wish to make any additional comments, or modify or withdraw any previous comments, regarding DC/19/0982/VOC.**



Woodbridge Town Council
Clerk To Woodbridge Town Council
The Shire Hall
Market Hill
Woodbridge
IP12 4LP

Your ref:
Our ref: AP/22/0014/CONDS
Date: 23 May 2022
Please ask for: Adine Schrankel
Direct dial: 07827 245639
Email: appeals@eastsuffolk.gov.uk

Dear Sir/Madam,

Town and Country Planning Act 1990 - Appeal Under Section 78

Appeal by: Ms Patricia Goodwin
Site at: Waterfront Cafe, The Granary, Tide Mill Way, Woodbridge
Planning application reference: DC/19/0982/VOC

An appeal has been made to the Secretary of State by Ms Patricia Goodwin against condition(s) applied to the decision by East Suffolk Council* to permit Variation of Condition 7 on application - C/99/0882 Use of premises as a tea room with take-away facilities) - to increase opening hours.

The Secretary of State has, with the consent of the parties concerned, agreed to determine the appeal by written representations submitted by both parties.

The appellant's statement can be viewed online at <http://publicaccess.eastsuffolk.gov.uk/online-applications/>

Any comments you made at application stage will be forwarded to the Planning Inspectorate. If you wish to make any additional comments or modify or withdraw your previous comments you can do so online at <https://www.gov.uk/appeal-planning-inspectorate> or by e-mail to: East1@planninginspectorate.gov.uk. If you do not have access to the internet you can send **three** copies of letters to:

Simon Dunn, Team East1, The Planning Inspectorate, Temple Quay House, 3rd Floor, 2 The Square, Bristol, BS1 6PN

All comments must be received by 20 June 2022 and **must quote the appeal reference: APP/X3540/W/22/3291513**. Any representations received after this date will not normally be

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seen by the Inspector and they will be returned. Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You may check the progress of the appeal or obtain a booklet entitled “A Guide to Taking Part in Planning Appeals” on the Planning Portal website:

<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>. When made, the decision will be published on this website.

Yours faithfully,



Philip Ridley BSc (Hons) MRTPI | Head of Planning & Coastal Management
East Suffolk Council

*On 1 April 2019, East Suffolk Council was created by parliamentary order, covering the former districts of Suffolk Coastal District Council and Waveney District Council. The Local Government (Boundary Changes) Regulations 2018 (part 7) states that any plans, schemes, statements or strategies prepared by the predecessor council should be treated as if it had been prepared by the successor council. Therefore this letter comes from East Suffolk Council and depending on the timing of the decision, the relevant local planning authority referenced on the decision notice may have been Suffolk Coastal District Council or Waveney District Council. The appeal decision and communication from the Planning Inspectorate may make reference to the respective former determining authority.

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