



# Woodbridge Town Council

Shire Hall Market Hill Woodbridge Suffolk IP12 4LP

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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 **Shire Hall** on **Tuesday 15<sup>th</sup> November 2022** at **7pm**.

Greg Diaper

Town Clerk

10<sup>th</sup> November 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 1<sup>st</sup> November 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 a request from the Planning Officer for application DC/22/3508/5 Redstone Mews.**

**11. Closure.**

## Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Tuesday 1<sup>st</sup> November 2022** at 7pm.

### Councillors:

Present: D Adelson, S Bale, S Miller, S Rawlings, M Sutton and C Walsh.

Apologies: C Blois, P Gillard, G Holdcroft and R Sanders.

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

### **433. Apologies for Absence**

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

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

All Members declared a non-pecuniary interest in application DC/22/4132/TPO as an acquaintance of the property owner.

All Members declared a non-pecuniary interest in application DC/22/3998/FUL as an acquaintance of applicant.

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

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

### **436. To agree and approve the Minutes of the meeting held on 18<sup>th</sup> October 2022**

It was noted that the word acquaintance, rather than acquittance, should have been included at item 382. With this correction the Committee agreed and approved the signing of the minutes of the meeting held 18<sup>th</sup> October 2022 as a true record.

### **437. Public Question Time.**

There were no members of the public present.

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

The Committee noted the following applications:

- DC/22/4006/TCA - 18 Sun Lane Woodbridge Suffolk IP12 1EG – The Committee noted it's disappointment regarding the removal of a mature oak purely on the grounds of shading, and request that the East Suffolk Council Tree Officer visit the tree before any felling is approved.
- DC/22/4025/TCA - Land At 28 - 38 Castle Street Woodbridge Suffolk IP12 1HN
- DC/22/4062/TCA - 3 Theatre Street Woodbridge Suffolk IP12 4NE
- DC/22/4129/TCA - 11 Lockwood Close Woodbridge Suffolk IP12 1HZ

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

The Committee agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/22/4179/TPO - Garden Centre Cumberland Street Woodbridge Suffolk IP12 4AF	We recommend <b>approval</b> .
DC/22/4132/TPO - Clock House 42 Cumberland Street Woodbridge Suffolk IP12 4AD	We recommend <b>approval</b> .

**440. To comment on applications for planning permission**

The Committee agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/22/2974/LBC - 1A St Johns Street Woodbridge Suffolk IP12 1EB	We recommend <b>approval</b> .
DC/22/4032/FUL - 12 Gladstone Road Woodbridge Suffolk IP12 1EF	We recommend <b>approval</b> .
DC/22/3998/FUL - 30 Victoria Road Woodbridge Suffolk IP12 1EJ	We recommend <b>approval</b> .
DC/22/2629/FUL - 4 Peterhouse Crescent Woodbridge Suffolk IP12 4HT	We recommend <b>approval</b> .
DC/22/3859/VOC - Field House 14 Upper Moorfield Road Woodbridge Suffolk IP12 4JW	We recommend <b>approval</b> .
DC/22/3851/FUL - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	We recommend <b>approval</b> .
DC/22/3852/LBC - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	We recommend <b>approval</b> .

**441. 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.

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

It was agreed to ask the Chair and Town Clerk to formulate the Committee's response, which should include reference to the provision of accommodation fit for purpose for those living with accessibility requirements.

**443. Closure**

The meeting was closed at 7.31pm.

Councillor Miller  
Vice-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.

<a href="#">DC/22/4224/TCA - 8 Warren Hill Road</a>	Expiry Date: Thu 17 Nov 2022
<a href="#">Woodbridge Suffolk IP12 4DU</a>	Determination Date: Mon 05 Dec 2022
1no. Holm oak (T1 on plan) - Fell 1no. Beech (T2 on plan) - Lateral crown reduction by up to 2.5 metres and crown reduction in height by 6 metres to natural break in crown	

<a href="#">DC/22/4223/TCA - 22 Naverne Meadows</a>	Expiry Date: Fri 18 Nov 2022
<a href="#">Woodbridge Suffolk IP12 1HU</a>	Determination Date: Mon 05 Dec 2022
1no. Alder (T1 on plan) - Lateral crown reduction on southern aspect by 3 metres 1no. Sweet chestnut (T2 on plan) - Overall crown reduction by up to 2 metres 1no. Hornbeam (T3 on plan) - Lateral crown reduction by up to 2 metres to boundary line 1no. Liquidambar (T4 on plan) - Overall crown reduction by up to 2 metres	

<a href="#">DC/22/4270/TCA - 21A St Johns Street</a>	Expiry Date: Tue 22 Nov 2022
<a href="#">Woodbridge Suffolk IP12 1ED</a>	Determination Date: Thu 08 Dec 2022
1no. Pine (in front garden, to the left of garden path) - Fell	

<a href="#">DC/22/4358/TCA - 1 Chapel Street</a>	Expiry Date:
<a href="#">Woodbridge Suffolk IP12 4NF</a>	Determination Date:
1no. Sweet chestnut (T1 on plan) - Overall crown reduction by up to 1 metre	

## Item 7

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

No applications this period.

## Item 8

### To comment on applications for planning permission

<a href="#">DC/22/3994/FUL - Seckford House 15 Market Hill</a>	Expiry Date: Thu 17 Nov 2022
<a href="#">Woodbridge Suffolk IP12 4LP</a>	Determination Date: Tue 13 Dec 2022
Replacement of existing braced solid softwood, painted, driveway gates seven foot in height . The replacement gates are lower in height, six feet, and of painted metal fabrication. The design is of 10 and 20 cms spaced vertical bars and a central horizontal section with a fleur-de-lys pattern.	

<a href="#">DC/22/4211/FUL - 10 St Annes Close Woodbridge Suffolk IP12 4TL</a>	Expiry Date: Mon 21 Nov 2022
	Determination Date: Sun 18 Dec 2022
1st floor extension to existing bungalow and garage	
<a href="#">DC/22/4045/FUL - Land North Of 18 North Hill Woodbridge Suffolk</a>	Expiry Date: Thu 24 Nov 2022
	Determination Date: Thu 15 Dec 2022
One new single storey dwelling and garage	
<a href="#">DC/22/4046/FUL - 20 North Hill Woodbridge Suffolk IP12 1HH</a>	Expiry Date: Fri 18 Nov 2022
	Determination Date: Thu 15 Dec 2022
Single replacement dwelling	
<a href="#">DC/22/4089/AND - Heritage Building Tide Mill Way Woodbridge Suffolk</a>	Expiry Date: Fri 18 Nov 2022
	Determination Date: Sun 11 Dec 2022
Non Illuminated Advertisement - Erection of three, ten feet by three feet high non-illuminated, laminated display signs Two signs flat fixed to the front elevation. One sign on the rear elevation Two of the three signs will say museum Third sign will say discover Woodbridge in lower case white letters on a blue background Apart from capital letters, all letters to be in lower case. All letters in white on a blue background	
<a href="#">DC/22/4245/LBC - The Bridewell 93 New Street Woodbridge Suffolk IP12 1DZ</a>	Expiry Date: Thu 01 Dec 2022
	Determination Date: Wed 21 Dec 2022
Listed Building Consent - The insertion of 2no. rooflights to single-storey side element rear slope, and replacement of existing modern felt roof and valley gutter to the rear with new slate roof and valley gutter.	
<a href="#">DC/22/4260/FUL - Lodge Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB</a>	Expiry Date: Thu 01 Dec 2022
	Determination Date: Thu 22 Dec 2022
Change of Use from Residential to Business Use & Damp Proofing Remedial Works	
<a href="#">DC/22/4261/LBC - Lodge Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB</a>	Expiry Date: Thu 01 Dec 2022
	Determination Date: Thu 22 Dec 2022
Listed Building Consent - Change of Use from Residential to Business Use & Damp Proofing Remedial Works	
<a href="#">DC/22/4244/FUL - The Bridewell 93 New Street Woodbridge Suffolk IP12 1DZ</a>	Expiry Date: Thu 01 Dec 2022
	Determination Date: Wed 21 Dec 2022
The insertion of 2no. rooflights to single-storey side element rear slope, and replacement of existing modern felt roof and valley gutter to the rear with new slate roof and valley gutter.	

<a href="#">DC/22/4251/FUL - Flat Over 1C Thoroughfare Woodbridge Suffolk IP12 1AA</a>	Expiry Date: Thu 01 Dec 2022
	Determination Date: Wed 21 Dec 2022
Replacement rear window	
<a href="#">DC/22/4237/FUL - 38 New Street Woodbridge Suffolk IP12 1DX</a>	Expiry Date: Thu 01 Dec 2022
	Determination Date: Tue 20 Dec 2022
Small single storey infill rear extension, remove wall between kitchen and dining areas.	
<a href="#">DC/22/4238/LBC - 38 New Street Woodbridge Suffolk IP12 1DX</a>	Expiry Date: Thu 01 Dec 2022
	Determination Date: Tue 20 Dec 2022
Listed Building Consent - Small single storey infill rear extension, remove wall between kitchen and dining areas.	
<a href="#">DC/22/4311/FUL - Netherhaugh Lower Haugh Lane Woodbridge Suffolk IP12 4NJ</a>	Expiry Date: Thu 01 Dec 2022
	Determination Date: Mon 26 Dec 2022
Proposed single storey side and rear extensions and alterations works to the existing property.	
<a href="#">DC/22/4036/FUL - Land Between 15 And 17 Beech Way Woodbridge Suffolk</a>	Expiry Date: Thu 08 Dec 2022
	Determination Date: Sun 01 Jan 2023
Construction of 5 two storey dwellings. Formation of vehicular access, associated landscaping (Resubmission of withdrawn DC/21/5180/FUL)	

## 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	
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	Permitted	Delegated 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	Permitted	Delegated 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	Permitted	Delegated Decision
17.08.22	DC/22/2751/FUL - 1 Farlingayes Woodbridge Suffolk IP12 1HF	Approval	Permitted	Delegated 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	
06.09.22	DC/22/2982/FUL - Framfield Medical Centre Ipswich Road Woodbridge Suffolk IP12 4FD	Approval	Permitted	Delegated Decision
06.09.22	DC/22/3352/FUL - 43 Grundisburgh Road, Woodbridge, Suffolk, IP12 4HH	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	Permitted	Delegated 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	
01.11.22	DC/22/2974/LBC - 1A St Johns Street Woodbridge Suffolk IP12 1EB	Approval	Awaiting decision	
01.11.22	DC/22/4032/FUL - 12 Gladstone Road Woodbridge Suffolk IP12 1EF	Approval	Awaiting decision	
01.11.22	DC/22/3998/FUL - 30 Victoria Road Woodbridge Suffolk IP12 1EJ	Approval	Awaiting decision	
01.11.22	DC/22/2629/FUL - 4 Peterhouse Crescent Woodbridge Suffolk IP12 4HT	Approval	Awaiting decision	
01.11.22	DC/22/3859/VOC - Field House 14 Upper Moorfield Road Woodbridge Suffolk IP12 4JW	Approval	Awaiting decision	
01.11.22	DC/22/3851/FUL - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	Approval	Awaiting decision	
01.11.22	DC/22/3852/LBC - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	Approval	Awaiting decision	

## Item 10

To consider a request from the Planning Officer for application DC/22/3508/FUL - 5 Redstone Mews.

Members will recall the following application and decision from the September 28<sup>th</sup> meeting:

<a href="#">DC/22/3508/FUL - 5 Redstone Mews</a>	Expiry Date: Thu 06 Oct 2022
<a href="#">Woodbridge Suffolk IP12 1DA</a>	Determination Date: Sun 30 Oct 2022
Proposed Rear Single Storey Extension & New Side Window.	

Decision:

Application No and Address	Committee Comments
<a href="#">DC/22/3508/FUL - 5 Redstone Mews</a>	<p>We recommend refusal as we consider that this application contravenes SCLP 11.2 – Privacy/ Overlooking – the ability for residents to access the flat roof will allow for views, from above, into the properties on the northern side of New Street.</p> <p>Should the Planning Authority be minded to approve this application we would wish to see higher, and frosted, panels rather than clear.</p>

Officers have now received the following communication from the Planning Officer for this application:

*Good morning,*

*We received comments from yourselves on the 4th October recommending refusal for the above scheme that concerns ‘Alterations to existing window to allow safe access to a roof terrace and erection of 2 glass balustrades’.*

*I have had a chat with the applicant and agent regarding obscure glazing the glass and raising the height of the balustrade on the carpark side to 1.5m however, the balustrade on the New Street side cannot be increased due to the eaves height of the neighbouring building. They are still happy to obscure glaze the balustrade on the New Street Side. Access can already be made onto the roof terrace, the proposed glazing is primarily for safety.*

*Would this be sufficient to satisfy your concerns regarding privacy/overlooking impacts? If so would you be willing to revoke the recommendation for refusal?*

Shortly after the following was received:

*Thank you for getting back to me on this. Apologies, I have just heard back from the agent that the applicant is no longer willing to increase the height of the screens but will be more than happy to obscure glaze them?*

The Planning Officer was advised that we could only consider his request at a formal meeting, therefore **Members are asked to consider the request from the Planning Officer for application DC/22/3508/FUL - 5 Redstone Mews.**