

Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Tuesday 15th November 2022** at 7pm.

Councillors:

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

Apologies: C Blois, and R Sanders.

Absent without
apologies P Gillard

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

453. Apologies for Absence

Apologies for absence had been received from Councillors Blois and Sanders

454. To receive Declarations of Interest

Councillor Rawlings declared a non-pecuniary interest in application DC/22/4089/AND as a Trustee of the Woodbridge Museum.

Councillor Holdcroft declared a non-pecuniary interest in applications DC/22/3994/FUL, DC/22/4260/FUL and DC/22/4261/LBC as a governor of the Seckford Foundation and stated he would not participate in the discussion or vote on these applications, a non-pecuniary interest in application DC/22/4089/AND as a Trustee of the Tide Mill.

Councillor Sutton declared a non-pecuniary interest in application DC/22/4089/AND as a director of the Woodbridge Riverside Trust.

Councillor Bale declared a non-pecuniary interest in application DC/22/4089/AND as a Trustee of the Woodbridge Riverside Trust.

455. To consider requests for Dispensations

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

456. To agree and approve the Minutes of the meeting held on 1st November 2022

The minutes of the Planning Committee meeting held 1st November 2022 were approved.

457. Public Question Time.

There were no members of the public present.

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

The Committee noted the following applications:

- DC/22/4224/TCA - 8 Warren Hill Road Woodbridge Suffolk IP12 4DU
- DC/22/4223/TCA - 22 Naverne Meadows Woodbridge Suffolk IP12 1HU
- DC/22/4270/TCA - 21A St Johns Street Woodbridge Suffolk IP12 1ED
- DC/22/4358/TCA - 1 Chapel Street Woodbridge Suffolk IP12 4NF

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

No applications reported.

460. To comment on applications for planning permission

The Committee agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/22/3994/FUL - Seckford House 15 Market Hill Woodbridge Suffolk IP12 4LP	We recommend approval .
DC/22/4211/FUL - 10 St Annes Close Woodbridge Suffolk IP12 4TL	We recommend approval .
DC/22/4045/FUL - Land North Of 18 North Hill Woodbridge Suffolk	We recommend approval providing that the recommendations from the Highways Authority are met to the satisfaction of the Planning Authority.
DC/22/4046/FUL - 20 North Hill Woodbridge Suffolk IP12 1HH	We recommend approval providing that the recommendations from the Highways Authority are met to the satisfaction of the Planning Authority.
DC/22/4089/AND - Heritage Building Tide Mill Way Woodbridge Suffolk	We recommend approval .

DC/22/4245/LBC - The Bridewell 93 New Street Woodbridge Suffolk IP12 1DZ	We recommend approval .
DC/22/4260/FUL - Lodge Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB	We recommend approval .
DC/22/4261/LBC - Lodge Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB	We recommend approval .
DC/22/4244/FUL - The Bridewell 93 New Street Woodbridge Suffolk IP12 1DZ	We recommend approval .
DC/22/4251/FUL - Flat Over 1C Thoroughfare Woodbridge Suffolk IP12 1AA	We recommend approval .
DC/22/4237/FUL - 38 New Street Woodbridge Suffolk IP12 1DX	We recommend approval .
DC/22/4238/LBC - 38 New Street Woodbridge Suffolk IP12 1DX	We recommend approval .
DC/22/4311/FUL - Netherhaugh Lower Haugh Lane Woodbridge Suffolk IP12 4NJ	We recommend approval .
DC/22/4036/FUL - Land Between 15 And 17 Beech Way Woodbridge Suffolk	<p>The Committee agreed to recommend refusal of this application, as it had done for the previous application for the site (DC/21/5180/FUL), as it still considers that this application contravenes Policy SCLP10.1 of the Suffolk Coastal Local Plan which states: 'Development will be supported where it can be demonstrated that it maintains, restores or enhances the existing green infrastructure network and positively contributes towards biodiversity and/or geodiversity through the creation of new habitats and green infrastructure and improvement to linkages between habitats, such as wildlife corridors and habitat 'steppingstones'.</p> <p>We also remain concerned about the effect of light pollution on the nearby Suffolk Coasts and Heaths AONB River Deben SSSI/SPA, as the proposed properties are in clear line of sight from the river path and beyond with large windows facing that direction. The Ecological Impact Assessment</p>

notes 'It is of paramount importance therefore that if the development is to go ahead the adjoining meadow land is not infringed upon either through light pollution, noise levels or overspill development'. The ecological reports highlights that the adjoining meadows have floristic biodiversity which need to be protected, therefore light and noise pollution should not be allowed to spill into this area.

Regarding proximity to protected species we can positively state that the following species were observed very close to the proposed development in 2021 and 2022-

- o Turtle Dove
- o Water Vole
- o House Sparrow

There is photographic evidence of successful breeding by Turtle Dove in 2020 just the other side of the railway line; a pair was also present in Summer 2021. It is quite possible that the birds use the site occasionally for feeding. It is probable that their regular feeding area is north of the railway line.

Photos of a Water Vole were taken in May 2021 in the ditch at the edge of the water meadows. Again it's possible that the voles use the fields of which the site forms part, especially if there are wet ditches or a pond.

We also remain concerned about the housing mix proposed - the site lies within countryside outside the settlement boundary of Woodbridge and should only be consider for development if it meets specific needs of the community. The proposed housing mix is not in line with the known housing requirements of Woodbridge.

	<p>Woodbridge has ample four-bedroom properties however supply of social housing, starter homes and homes for those on lower incomes is substantially exceeded by demand – potential development of this site should only be considered if it provides for these requirements.</p> <p>Whilst the Committee recognises that significant effort has been made by the applicant to address concerns regarding biodiversity, it urges the Planning Authority, should it be minded to approve this application, to ensure that recommendations 1-8 (pages 39 – 41) from the Ecological Impact Assessment are included in any permission provided.</p>
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461. 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.

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

The Committee agreed not to withdraw its refusal of application DC/22/3508/FUL - 5 Redstone Mews.

463. Closure

The meeting was closed at 7.41pm.

Councillor Miller
Vice-Chair