



Woodbridge Town Council

Shire Hall Market Hill Woodbridge Suffolk IP12 4LP

Town Clerk: Mr G E Diaper

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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 **Wednesday 28th September 2022** at **5pm**.

Greg Diaper

Town Clerk

23rd September 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 6th September 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 response to Planning Applications DC/22/3108/DRC and DC22/3109/DRC.

11. To note the potential breach of planning control regarding applications DC/22/1359/FUL and, DC/22/1360/LBC - 1 St Johns Street and DC/22/0569/FUL and DC/22/3070/DRC – 8 Russell Close – Verbal update from the Chair.

12. Closure.

Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **John Gibbins Gallery** on **Tuesday 6th September 2022** at **7pm**.

Councillors:

Present: D Adelson, S Bale, G Holdcroft, S Rawlings, R Sanders, and M Sutton.

Apologies: C Blois, P Gillard, S Miller and C Walsh.

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

265. Apologies for Absence

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

266. To receive Declarations of Interest

Councillor Adelson declared a non-pecuniary interest in application DC/22/2982/FUL as an employee at Framfield Medical Centre.

267. To consider requests for Dispensations

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

268. To agree and approve the Minutes of the meeting held on 17th August 2022

The minutes of the Planning Committee meeting held 17th August 2022 were approved.

269. Public Question Time.

There were no members of the public present.

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

The Committee noted the following applications:

DC/22/3235/TCA - 108 Castle Street Woodbridge Suffolk IP12 1HL

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

There were no applications for discussions.

272. To comment on applications for planning permission

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/22/2993/FUL - 12 Gladstone Road Woodbridge Suffolk IP12 1EF	We recommend APPROVAL however request that the Planning Authority include a condition that the fenestration be re-designed to avoid the development becoming overbearing to the neighbouring properties.
DC/22/2982/FUL - Framfield Medical Centre Ipswich Road Woodbridge Suffolk IP12 4FD	We recommend APPROVAL
DC/22/3292/LBC - 9A Church Street Woodbridge Suffolk IP12 1DS	We recommend APPROVAL
DC/22/3231/FUL - 33 Old Barrack Road Woodbridge Suffolk IP12 4ET	We recommend APPROVAL
DC/22/3127/FUL - 72 Seckford Street, Woodbridge, Suffolk, IP12 4LZ	We recommend APPROVAL
DC/22/3352/FUL - 43 Grundisburgh Road, Woodbridge, Suffolk, IP12 4HH	We recommend APPROVAL

273. 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.

274. To consider a request from the Planning Authority regarding DC/22/2641/VOC - Former Council Offices

The Committee agreed that the Demolition Management Plan provided by the developer was an encouraging start, however it still remains an inadequate proposal for the scale of demolition required at the Melton Hill site.

As the plan does not meet the requirements of Woodbridge Town Council and would not pass Construction (Design & Management) regulations, the Chair was asked to prepare a response to the Planning Authority highlighting the Committee's concerns.

The Committee's original refusal of DC/22/2641/VOC remains extant until a more suitable Demolition Plan is provided.

275 Closure

The meeting was closed at 19.42

Councillor Sanders
Chair

DRAFT

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.

DC/22/3557/TCA - 1 Gladstone Road	Expiry Date: Wed 07 Sep 2022
Woodbridge Suffolk IP12 1EF	Determination Date: Tue 18 Oct 2022
1no. Himalayan Birch (marked on plan) – Fell.	

Item 7

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

DC/22/3465/TPO - The Wilderness Pytches	Expiry Date: Fri 30 Sep 2022
Road Woodbridge Suffolk IP12 1EP	Determination Date: Wed 26 Oct 2022
4no. Leylandii (1, 2, 4 and 6 on plan) - Reduce in height to half of existing height 1no. Leylandii (5 on plan) - Fell 1no. group of Holly (3 on plan) - Reduce in height to 1/3 of existing height 1no. group of Leylandii (8 on plan) - Reduce in height by 1/3 of existing height 1no. group of Leylandii (9 on plan) - Fell 1no. group of Leylandii (10-15 on plan) - Fell 4no. Sycamore (16 and 17 on plan) - Fell 1no. group of Sycamore (18 on plan) - Fell	

Item 8

To comment on applications for planning permission

DC/22/2005/FUL - Inn Field House 9 Pytches	Expiry Date: Mon 03 Oct 2022
Road Woodbridge Suffolk IP12 1ET	Determination Date: Sun 10 Jul 2022
Proposed Alterations and Extensions.	

DC/22/3504/FUL - 63 Cobbold Road	Expiry Date: Wed 05 Oct 2022
Woodbridge Suffolk IP12 1HA	Determination Date: Sun 30 Oct 2022
Proposed Rear Single Storey Extension & New Side Window.	

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

DC/22/3564/LBC - 72 Seckford Street Woodbridge Suffolk IP12 4LZ	Expiry Date: Thu 13 Oct 2022
	Determination Date: Tue 01 Nov 2022
<p>Listed Building Consent - Add an additional brick buttress to the rear garden wall to match the existing brick buttress currently supporting the garden wall to avoid further cracks to the garden wall. The appearance of the cracks in the rear wall have been a concern to the current owner and we would like to add the buttress asap in order to avoid further damage to the wall, and possibly danger to the foot path above. Following conversations with the structural engineer he has suggested that since the new buttress will be required to be 900mm projection and 700mm wide this will interfere with the current wall of the existing out house. We would therefore wish to remove the remains of the existing brick out house and build a new garden shed of brick construction and slate roof, with a painted latch door to match the existing and a new handmade timber painted casement to the front.</p>	

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/21/4004/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	
26.04.22	DC/22/1286/FUL - 31 Warren Hill Road	Approval	Application Permitted	Delegated 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/22/1883/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/22/2241/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	
05.07.22	DC/22/2183/LBC - 50 Hasketon Road Woodbridge Suffolk IP12 4LD	Approval	Awaiting decision	
05.07.22	DC/22/2399/FUL - 50 Hasketon Road Woodbridge Suffolk IP12 4LD	Approval	Awaiting decision	
05.07.22	DC/22/2195/FUL - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	Approval	Awaiting decision	
05.07.22	DC/22/1286/FUL - 31 Warren Hill Road Woodbridge Suffolk IP12 4DY	Approval	Application Permitted	Delegated Decision
19.07.22	DC/20/0902/OUT - Suffolk Constabulary Force Headquarters	Refusal	Awaiting decision	
19.07.22	DC/22/2346/FUL - 8 Christchurch Drive Woodbridge Suffolk IP12 4TJ	Approval	Application Withdrawn	
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	Awaiting decision	
	DC/22/2641/VOC - Former Council Offices Melton Hill Melton Woodbridge Suffolk			
02.08.22	IP12 1AU	Refusal	Awaiting decision	
02.08.22	DC/22/2783/FUL - The Abbey School Church Street Woodbridge Suffolk	Approval	Awaiting decision	
02.08.22	DC/22/2619/FUL - Land Adjacent To 13 Sun Lane Woodbridge Suffolk	Approval	Awaiting decision	
02.08.22	DC/22/2740/FUL - 58 Victoria Road, Woodbridge, Suffolk, IP12 1EL	Approval	Awaiting decision	
			Application	
			Withdrawn	
02.08.22	DC/22/2664/VOC - 69 Thoroughfare, Woodbridge, Suffolk, IP12 1AH	Approval		
17.08.22	DC/22/2778/FUL - 101 Ipswich Road Woodbridge Suffolk IP12 4BY	Approval	Awaiting decision	
17.08.22	DC/22/2751/FUL - 1 Farlingayes Woodbridge Suffolk IP12 1HF	Approval	Awaiting 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/22/2370/FUL - Ferry Quay Cafe Ferry Quay Woodbridge Suffolk IP12 1BW	Refusal	Awaiting decision	
17.08.22	DC/22/2791/FUL - 13 Ipswich Road Woodbridge Suffolk IP12 4BS	Approval	Application Permitted	Delegated Decision
17.08.22	DC/22/2649/FUL - 10 North Hill Woodbridge Suffolk IP12 1HH	Approval	Awaiting decision	
17.08.22	DC/22/2749/FUL - 58 Cumberland Street Woodbridge Suffolk IP12 4AD	Approval	Awaiting decision	
17.08.22	DC/22/2750/LBC - 58 Cumberland Street Woodbridge Suffolk IP12 4AD	Approval	Awaiting decision	
06.09.22	DC/22/2993/FUL - 12 Gladstone Road Woodbridge Suffolk IP12 1EF	Approval	Application refused	Delegated Decision
	DC/22/2982/FUL - Framfield Medical Centre Ipswich Road Woodbridge Suffolk			
06.09.22	IP12 4FD	Approval	Awaiting decision	
06.09.22	DC/22/3292/LBC - 9A Church Street Woodbridge Suffolk IP12 1DS	Approval	Awaiting decision	
06.09.22	DC/22/3231/FUL - 33 Old Barrack Road Woodbridge Suffolk IP12 4ET	Approval	Awaiting decision	
06.09.22	DC/22/3127/FUL - 72 Seckford Street, Woodbridge, Suffolk, IP12 4LZ	Approval	Awaiting decision	
06.09.22	DC/22/3352/FUL - 43 Grundisburgh Road, Woodbridge, Suffolk, IP12 4HH	Approval	Awaiting decision	

Item 10

To consider a response to Planning Applications DC/22/3108/DRC and DC22/3109/DRC.

The WTC Planning Committee considered application DC/22/2641/VOC - Former Council Offices at it's last meeting, reaffirming it's refusal of this application. As part of the communication sent to the Case Officer (shown below), questions were asked regarding applications DC/22/3108/DRC and DC22/3109/DRC, which had been discovered by the Chair of this Committee but not officially sent to WTC for comment. The response from the Planning Officer is also detailed below.

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

Sent: 08 September 2022 09:01

To: Danielle Miller <Danielle.Miller@eastssuffolk.gov.uk>

Subject: RE: DC/22/2641/VOC - Former Council Offices

Dear Danielle,

Further to your email of August 23 the Woodbridge Town Council Planning Committee considered the Demolition Management Plan you had forwarded further to our initial refusal of application DC/22/2641/VOC - Former Council Offices.

The minutes from the meeting are attached and the additional comment provided by the Chair and approved by the Committee is shown below:

We reaffirm our REFUSAL response of 4 August.

Whilst the Applicant had produced a document entitled Demolition Management Plan and, the referenced Construction Management Plan, WTC consider it is woefully inadequate. It fails to address or inadequately addresses substantive issues on traffic management, waste management and environmental protection including noise monitoring and classification of demolition arisings, storage, processing and carriage of wastes off site which may cause aerial or ground contamination both on and off site. WTC consider the document should be a copy of the statutory CDM (2015) document required to be produced by the Principal Contractor prior to any construction and demolition work or an abridged version addressing specific issues in detail related to the current planning conditions of the approved application DC/19/2641/FUL."

Further to this we have now been made aware that there are a further two applications for the Melton Hill site - DC/22/3108/DRC and DC22/3109/DRC, both of which you are the Case Officer.

Neither of these applications were posted to the Woodbridge Town Council planning portal, nor did I receive an email notification from the Planning Authority that these applications had been submitted. Woodbridge Town Council have therefore not considered these applications and now understand that the deadline has passed for a response.

As we were not informed in the normal way that an application in our parish required our attention, could we request an extension to consider these applications at the next scheduled meeting of the WTC Planning Committee on Tuesday 20th September?

Best

Greg

From: Danielle Miller <Danielle.Miller@eastssuffolk.gov.uk>

Sent: 08 September 2022 10:36

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

Subject: RE: DC/22/2641/VOC - Former Council Offices

Many thanks Greg,

The Parish Council is not a statutory consultee for Discharge of Conditions and we do not advertise these in the same way we do planning applications.

Kind Regards

Danielle

These applications are detailed below:

DC/22/3108/DRC - Former Council Offices Melton Hill Melton Woodbridge Suffolk IP12 1AU	Expiry Date: Wed 07 Sep 2022
	Determination Date: Thu 29 Sep 2022
Discharge of Condition No. 14 of DC/19/2641/FUL - Residential development (100 no units) including 32 no affordable housing units (Class C3) plus a community space (91 sq.m) (Class D1) and a retail unit (157.7sq.m) (A1/A2/A3), car parking, means of access and landscaping, all following demolition of the buildings on site - landscaping details.	

DC/22/3109/DRC - Former Council Offices Melton Hill Melton Woodbridge Suffolk IP12 1AU	Expiry Date: Wed 07 Sep 2022
	Determination Date: Thu 29 Sep 2022
Discharge of Condition No. 19 of DC/19/2641/FUL - Residential development (100 no units) including 32 no affordable housing units (Class C3) plus a community space (91 sq.m) (Class D1) and a retail unit (157.7sq.m) (A1/A2/A3), car parking, means of access and landscaping, all following demolition of the buildings on site - Construction Management Plan	

DC/22/3108 has already been approved/ 3109 is still awaiting decision (22.09.22).

Members are asked if they wish to comment on these applications