

Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **John Gibbins Gallery** on **Wednesday 28th September 2022** at 5pm.

Councillors:

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

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

In Attendance: Town Clerk and no members of the public

310. Apologies for Absence

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

311. To receive Declarations of Interest

No members made any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests in relation to items on the Agenda.

312. To consider requests for Dispensations

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

313. To agree and approve the Minutes of the meeting held on 6th September 2022

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

314. Public Question Time.

There were no members of the public present.

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

The Committee noted the following applications:

- DC/22/3557/TCA - 1 Gladstone Road

316. 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/22/3465/TPO - The Wilderness Pytches Road Woodbridge Suffolk IP12 1EP	Woodbridge Town Council are disappointed that this application does not include a detailed replanting scheme – The Pytches Road/ Wilderness Lane area of the town is characterised by it's wild, green nature, therefore we urge to Planning Authority to ensure that a more thorough replanting scheme is a condition added to any approval notice.

317. To comment on applications for planning permission

The Committee agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/22/2005/FUL - Inn Field House 9 Pytches Road	We recommend approval .
DC/22/3504/FUL - 63 Cobbold Road	We recommend approval .
DC/22/3508/FUL - 5 Redstone Mews	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. Should the Planning Authority be minded to approve this application we would wish to see higher, and frosted, panels rather than clear.
DC/22/3564/LBC - 72 Seckford Street	We recommend approval .

318 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.

319. To comment on Planning Applications DC/22/3108/DRC and DC22/3109/DRC

The Committee noted the communication from the Planning Officer regarding applications DC/22/3108/DRC and DC22/3109/DRC, whereby the Council is not a statutory consultee for Discharge of Conditions (DRC) applications. The Committee agreed the following comments:

- The Committee were disappointed that the Planning Authority did not feel the need to inform Woodbridge Town Council of these applications for a historically controversial site in the town.
- The Committee understand from SCC Highways 22 September response that there is a revised version of the Construction Management Plan for DC22/3109/DRC however we cannot see that this has been uploaded to the portal.
- The Construction Management Plan on the portal, similar to the Demolition Management Plan, is woefully inadequate for the scale of the development in a built-up area. The Committee agreed to recommend refusal to DC22/3109/DRC on that basis as it fails to address or inadequately addresses substantive issues. 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."
- The Committee will not consider removing its extant refusal of application DC/22/2641/VOC until both the Construction and Demolition Management Plan are modified to an extant that they satisfy the concerns of all statutory consultees.

320. 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

The Chair provided a verbal update on 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

321. Closure

The meeting was closed at 5.49pm

Councillor Sanders
Chair