



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 **Shire Hall** on **Tuesday 29th November 2022** at **5pm**.

Greg Diaper

Town Clerk

24th 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 15th 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. Closure.

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 . |

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|--|---|
| 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.

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.

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.

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

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 to report.

Item 7

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

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|--|-------------------------------------|
| DC/22/4490/TPO - Grove Lodge 6 Pytches Road Woodbridge Suffolk IP12 1ET | Expiry Date: Thu 08 Dec 2022 |
| | Determination Date: Mon 09 Jan 2023 |
| W8 of No 25 / 1953 - 1no. Lime (northernmost specimen in G003 and highlighted in red on photograph) - Fell | |

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|--|-------------------------------------|
| DC/22/4555/TPO - Hill House Pytches Road Woodbridge Suffolk IP12 1EP | Expiry Date: Thu 15 Dec 2022 |
| | Determination Date: Thu 12 Jan 2023 |
| W8 of TPO No. 25/1953 3no. Poplar (T1, T2 and T3 on plan) - Fell | |

Item 8

To comment on applications for planning permission

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| DC/22/4449/FUL - 4 Grundisburgh Road Woodbridge Suffolk IP12 4HG | Expiry Date: Thu 08 Dec 2022 |
| | Determination Date: Thu 05 Jan 2023 |
| Rear extension | |

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|--|-------------------------------------|
| DC/22/4513/LBC - Seckford House 15 Market Hill Woodbridge Suffolk IP12 4LP | Expiry Date: Thu 22 Dec 2022 |
| | Determination Date: Mon 16 Jan 2023 |
| Listed Building Consent - Replacement gates | |

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|--|-------------------------------------|
| DC/22/4463/FUL - 42A Chapel Street Woodbridge Suffolk IP12 4NF | Expiry Date: Thu 15 Dec 2022 |
| | Determination Date: Thu 12 Jan 2023 |
| Construction of replacement building | |

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/22/2068/VOC - Bull Ride 70 New Street Woodbridge Suffolk IP12 1DX | Approval | Awaiting 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 | |
| 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 | Application Withdrawn | |
| 17.08.22 | DC/22/2973/FUL - 1A St Johns Street Woodbridge Suffolk IP12 1EB | Approval | Application Permitted | Delegated Decision |
| 17.08.22 | DC/22/2974/LBC - 1A St Johns Street Woodbridge Suffolk IP12 1EB | Approval | Application Permitted | Delegated Decision |
| 17.08.22 | DC/22/2649/FUL - 10 North Hill Woodbridge Suffolk IP12 1HH | Approval | Awaiting 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 | |
| 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 | |

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| 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 | Application Permitted | Delegated Decision |
| 01.11.22 | DC/22/2974/LBC - 1A St Johns Street Woodbridge Suffolk IP12 1EB | Approval | Application Permitted | Delegated 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 | |
| 15.11.22 | DC/22/3994/FUL - Seckford House 15 Market Hill Woodbridge Suffolk IP12 4LP | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4211/FUL - 10 St Annes Close Woodbridge Suffolk IP12 4TL | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4045/FUL - Land North Of 18 North Hill Woodbridge Suffolk | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4046/FUL - 20 North Hill Woodbridge Suffolk IP12 1HH | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4089/AND - Heritage Building Tide Mill Way Woodbridge Suffolk | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4245/LBC - The Bridewell 93 New Street Woodbridge Suffolk IP12 1DZ | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4260/FUL - Lodge Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4261/LBC - Lodge Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4244/FUL - The Bridewell 93 New Street Woodbridge Suffolk IP12 1DZ | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4251/FUL - Flat Over 1C Thoroughfare Woodbridge Suffolk IP12 1AA | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4237/FUL - 38 New Street Woodbridge Suffolk IP12 1DX | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4238/LBC - 38 New Street Woodbridge Suffolk IP12 1DX | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4311/FUL - Netherhaugh Lower Haugh Lane Woodbridge Suffolk IP12 4NJ | Approval | Awaiting decision | |
| 15.11.22 | DC/22/4036/FUL - Land Between 15 And 17 Beech Way Woodbridge Suffolk | Refusal | Awaiting decision | |

