



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 31st January 2023 at 7pm.**

Greg Diaper

Town Clerk

26th January 2023

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 17th January 2023.

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 (TCA).

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 if this Committee wishes to provide comment on the Draft Coastal Adaptation Supplementary Planning Document.

11. Closure.

Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Tuesday 17th January 2023** at 7pm.

Councillors:

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

Apologies: C Blois.

In Attendance: Town Clerk, Cllr. Leach no members of the public.

632. Apologies for Absence

Apologies for absence had been received from Councillor Blois.

633. To receive Declarations of Interest

Councillor Holdcroft declared a non-pecuniary interest in application DC/22/4927/FUL as an acquaintance of the applicant, and DC/22/4804/LBC as a near neighbour.

Councillor Rawlings declared a non-pecuniary interest in application DC/22/4927/FUL as an acquaintance of the applicant.

634. To consider requests for Dispensations

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

635. To agree and approve the Minutes of the meeting held on 3rd January 2023

The minutes of the Planning Committee meeting held 3rd January 2023 were approved.

636. Public Question Time.

There were no members of the public present.

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

No applications to report.

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

No applications to report.

639. To comment on applications for planning permission

The Committee agreed their comments as set out below:-

Application No and Address	Committee Comments
Deferred from Planning Committee meeting 3 rd January 2023 DC/22/4804/LBC - The Quay House 1 Station Road Woodbridge Suffolk IP12 4AU	We recommend approval .
DC/22/4977/FUL - 79 Old Barrack Road Woodbridge Suffolk IP12 4ED	We recommend approval .
DC/22/4917/FUL - Cornerways Hamblin Road Woodbridge Suffolk IP12 1BG	We recommend approval .
DC/22/4927/FUL - Maple House 13 Church Street Woodbridge Suffolk IP12 1DS	We recommend approval .
DC/22/4928/LBC - Maple House 13 Church Street Woodbridge Suffolk IP12 1DS	We recommend approval .
DC/22/4930/LBC - 1A St Johns Street Woodbridge Suffolk IP12 1EB	We recommend refusal . The Planning Committee of Woodbridge Town Council consider that the work undertaken to this property is a contravention of the following planning control listed on the Planning Authorities website: <i>Unauthorised works to listed buildings or protected trees</i> 1A St Johns Street is a Grade 2 listed building however the cleaning work undertaken used high pressure hoses, producing copious brick washout onto the highway, which WTC consider would not have occurred with the method stated in this application. WTC believe this has led to deterioration and damage to the historic brick and mortar features of this for which the building is listed.

	<p>Woodbridge Town Council will be reporting this breach of planning permission to the Planning Enforcement Officer.</p> <p>We were also extremely disappointed to receive a retrospective application to works to a listed building. The work has already been undertaken to the poor quality detailed above, but we wish to state that we would have refused this application in a normal situation due to the inadequacy of details provided on the cleaning method proposed.</p>
DC/22/4960/FUL - 9 Little St Johns Street Woodbridge Suffolk IP12 1EE	We recommend approval .
DC/22/4931/FUL - 8 Bakers Lane Woodbridge Suffolk IP12 1DH	We recommend approval .

640. 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.

641. Closure

The meeting was closed at 5.31pm.

Councillor Sanders
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.

DC/23/0156/TCA - 39 New Street Woodbridge Suffolk IP12 1DZ	Expiry Date: Tue 07 Feb 2023
	Determination Date: Thu 23 Feb 2023
1no. Portuguese laurel (T1 on plan) - Reduce/shape by 50% 1no. Judas tree (T2 on plan) - Fell	

DC/23/0217/TCA - 65 Victoria Road Woodbridge Suffolk IP12 1EL	Expiry Date: Wed 15 Feb 2023
	Determination Date: Tue 28 Feb 2023
3no. Oaks (T1, T2 and T3 on plan) - Lateral reduction on eastern aspect by up to 9 metres	

Item 7

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

No applications to report.

Item 8

To comment on applications for planning permission.

DC/23/0061/VOC - Inn Field House 9 Pytches Road Woodbridge Suffolk IP12 1ET	Expiry Date: Mon 13 Feb 2023
	Determination Date: Sun 05 Mar 2023
Variation of Condition No. 2 of DC/22/2005/FUL - Proposed Alterations and Extensions - To alter the approved fenestration. - To amend approved drawing numbers From Drawing nos. 8085-PA/22/07 Rev F and 8085-PA/22/08 Rev F received 05/09/2022 To Drawing nos. 8085-PA/22/07 Rev G and 8085-PA/22/08 Rev G received 09/01/2023	

DC/23/0204/LBC - Ye Olde Bell And Steelyard 103 New Street Woodbridge Suffolk IP12 1DZ	Expiry Date: Thu 16 Feb 2023
	Determination Date: Mon 13 Mar 2023
Listed Building Consent - Form new first floor kitchen in managers accommodation	

DC/23/0161/FUL - 15 Queens Drive Woodbridge Suffolk IP12 4FE	Expiry Date: Thu 16 Feb 2023
	Determination Date: Wed 15 Mar 2023
Erection of a 3 m square log cabin for use as a garden room and painting studio.	

DC/23/0167/FUL - 37 Through Duncans Woodbridge Suffolk IP12 4EA	Expiry Date: Wed 15 Feb 2023
	Determination Date: Sun 12 Mar 2023
Addition of external cladding to original front and side elevations of the house to improve thermal performance. The cladding will be a composite cladding (Hardie-Plank or similar) fixed horizontally to the face of the existing render, painted in a cream colour to closely match the current colour of the existing render.	
DC/23/0209/FUL - 23 Thoroughfare Woodbridge Suffolk IP12 1AA	Expiry Date: Thu 16 Feb 2023
	Determination Date: Tue 14 Mar 2023
Replacement of plant equipment to rear flat roof.	
DC/23/0210/ADI - 23 Thoroughfare Woodbridge Suffolk IP12 1AA	Expiry Date: Wed 15 Feb 2023
	Determination Date: Tue 14 Mar 2023
Illuminated Advertisement Consent - Replacement fascia signage and hanging signage to front elevation	
DC/23/0219/FUL - 51 Victoria Road Woodbridge Suffolk IP12 1EL	Expiry Date: Wed 15 Feb 2023
	Determination Date: Tue 14 Mar 2023
Insulated and render gable elevation - fix PV panels to East and West roof elevations	
DC/23/0260/FUL - 18 Through Duncans Woodbridge Suffolk IP12 4EA	Expiry Date: Wed 15 Feb 2023
	Determination Date: Thu 16 Mar 2023
Extension and alterations	
DC/23/0027/FUL - 26 Mill View Close Woodbridge Suffolk IP12 4HR	Expiry Date: Wed 15 Feb 2023
	Determination Date: Mon 13 Mar 2023
Retrospective Application - Retaining wall, steps, and associated works; provision of new vehicular access from Collett's Walk and associated driveway.	
DC/23/0113/FUL - Unit 3 Sun Wharf Deben Road Woodbridge Suffolk IP12 1AZ	Expiry Date: Wed 15 Feb 2023
	Determination Date: Tue 07 Mar 2023
Installation of x20 new solar PV panels to Unit 3, Deben Road, Woodbridge, IP12 1AZ. The PV system will generate electricity and reduce the properties reliance on fossil fuels and the carbon emissions from the building by 2.51 tonnes per annum. The estimated annual electricity generation from the roof mounted PV system is 7152.00kWh.	

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
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/22/2068/VOC - Bull Ride 70 New Street Woodbridge Suffolk IP12 1DX	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/22/2649/FUL - 10 North Hill Woodbridge Suffolk IP12 1HH	Approval	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/22/1163/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	
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	Application Permitted	Delegated 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/22/4244/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/22/4311/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	
29.11.22	DC/22/4513/LBC - Seckford House 15 Market Hill Woodbridge Suffolk IP12 4LP	Approval	Application Permitted	Delegated Decision
13.12.22	DC/22/4463/FUL - 42A Chapel Street Woodbridge Suffolk IP12 4NF	Approval	Awaiting decision	
13.12.22	DC/22/4677/FUL - 43 Grundisburgh Road Woodbridge Suffolk IP12 4HH	Approval	Awaiting decision	

13.12.22	DC/22/4611/FUL - 24 New Street Woodbridge Suffolk IP12 1DX	Approval	Awaiting decision	
13.12.22	DC/22/4612/LBC - 24 New Street Woodbridge Suffolk IP12 1DX	Approval	Awaiting decision	
13.12.22	DC/22/4667/FUL - 1 Pinewood Woodbridge Suffolk IP12 4DS	Approval	Application Permitted	Delegated Decision
13.12.22	DC/22/4630/LBC - Kings Head Inn 17 Market Hill Woodbridge Suffolk IP12 4LP	Approval	Awaiting decision	
13.12.22	DC/22/4580/FUL - Waters Edge 3 Lime Kiln Quay Woodbridge Suffolk IP12 1BD	Approval	Application Permitted	Delegated Decision
13.12.22	DC/22/4725/FUL - 38 Bullards Lane Woodbridge Suffolk IP12 4HE	Approval	Application Permitted	Delegated Decision
13.12.22	DC/22/3751/LBC - Flat Over 1C Thoroughfare Woodbridge Suffolk IP12 1AA	Approval	Awaiting decision	
13.12.22	DC/22/4749/FUL - 2 Fitzgerald Road, Woodbridge, Suffolk, IP12 1EN	Approval	Awaiting decision	
03.01.23	DC/22/4712/VOC - Sterling House 57 Thoroughfare Woodbridge Suffolk IP12 1AH	Approval	Application Withdrawn	
17.01.23	DC/22/4804/LBC - The Quay House 1 Station Road Woodbridge Suffolk IP12 4AU	Approval	Awaiting decision	
17.01.23	DC/22/4977/FUL - 79 Old Barrack Road Woodbridge Suffolk IP12 4ED	Approval	Awaiting decision	
17.01.23	DC/22/4917/FUL - Cornerways Hamblin Road Woodbridge Suffolk IP12 1BG	Approval	Awaiting decision	
17.01.23	DC/22/4927/FUL - Maple House 13 Church Street Woodbridge Suffolk IP12 1DS	Approval	Awaiting decision	
17.01.23	DC/22/4928/LBC - Maple House 13 Church Street Woodbridge Suffolk IP12 1DS	Approval	Awaiting decision	
17.01.23	DC/22/4930/LBC - 1A St Johns Street Woodbridge Suffolk IP12 1EB	Refusal	Awaiting decision	
17.01.23	DC/22/4960/FUL - 9 Little St Johns Street Woodbridge Suffolk IP12 1EE	Approval	Awaiting decision	
17.01.23	DC/22/4931/FUL - 8 Bakers Lane Woodbridge Suffolk IP12 1DH	Approval	Awaiting decision	

Item 10

To consider if this Committee wishes to provide comment on the Draft Coastal Adaptation Supplementary Planning Document.

Introduction:

The Coastal Adaptation Supplementary Planning Document (SPD) provides guidance on policy approaches along the coast from Holkham in Norfolk to Landguard Point, Felixstowe in Suffolk. The SPD supports the implementation of Local Plan polices, provides case study examples of coastal adaptation best practice and will:

- Ensure Coastal Communities continue to prosper and can adapt to coastal change; and
- Provide detailed guidance for developers, landowners, development management teams, and elected members on the interpretation of policies with a whole coast approach.

Purpose of the consultation:

This consultation aims to gather feedback on what you think about the guidance within the draft Coastal Adaptation Supplementary Planning Document.

Area Covered:

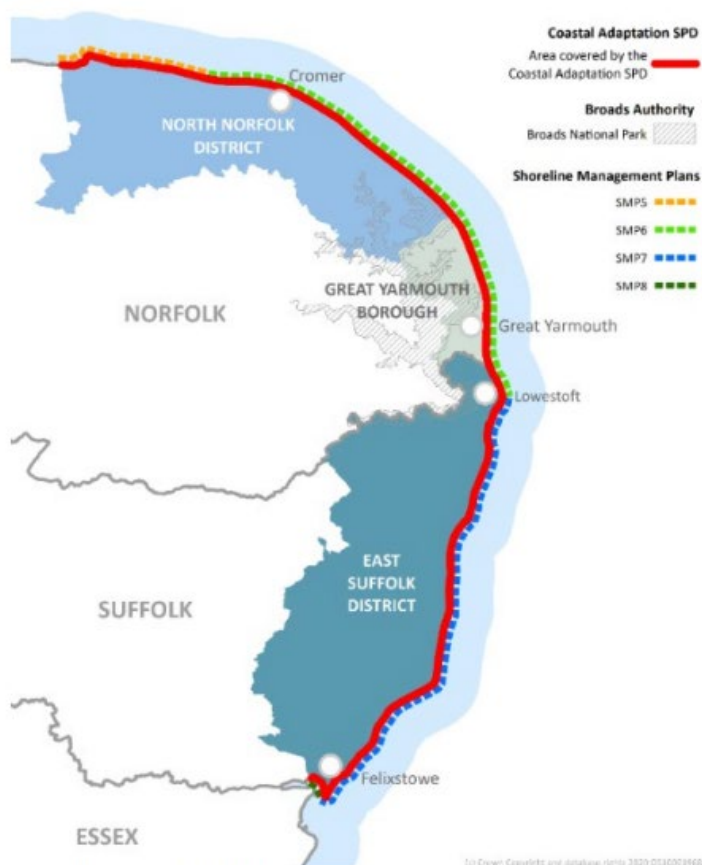


Figure 1 - The area to which the SPD applies

The full consultation document is provided on SharePoint, whilst Members will note on the consultation portal there is a link to the comments section:

<https://eastsuffolk.inconsult.uk/draftcoastaladaptationspd2023/viewCompoundDoc?docid=13385972>

The deadline for a response to this consultation is March 8th, and whilst the parish of Woodbridge is not directly in the area covered the SPD, **Members are asked to consider if this wish to provide comment on this consultation.**