



Woodbridge Town Council

Shire Hall Market Hill Woodbridge Suffolk IP12 4LP

Town Clerk: Mr G E Diaper

Tel: 01394 383599

Email: townclerk@woodbridge-suffolk.gov.uk



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 28th March 2023 at 5pm.**

Greg Diaper

Town Clerk

23rd March 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 14th March 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. Closure.

Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Tuesday 14th March 2023** at **5pm**.

Councillors:

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

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

In Attendance: Town Clerk and one member of the public.

749. Apologies for Absence

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

750. 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.

751. To consider requests for Dispensations

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

752. To agree and approve the Minutes of the meeting held on 14th February 2023

The minutes of the Planning Committee meeting held 14th February 2023 were approved.

753. Public Question Time.

The member of the public present did not wish to speak.

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

The Committee noted the following applications:

DC/23/0567/TCA - Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB

DC/23/0609/TCA - 37 Mill View Close Woodbridge Suffolk IP12 4HR

DC/23/0693/TCA - 1 Doric Place Woodbridge Suffolk IP12 1BT

DC/23/0668/TCA - 8 Theatre Street Woodbridge Suffolk IP12 4NE

The Committee noted the quality of the application for 1 Doric Place.

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

Application No and Address	Committee Comments
DC/23/0759/TPO - Grove Lodge 6 Pytches Road Woodbridge Suffolk IP12 1ET	<p>Woodbridge Town Council (WTC) recommended refusal of an earlier TPO application for this site (DC/22/4490/TPO) and was dismayed that this application was approved.</p> <p>WTC consider that the removal of this protected tree is completely unnecessary, and therefore recommend refusal of this application.</p> <p>WTC is however extremely disappointed to note that this is retrospective application as the tree has already been removed.</p> <p>WTC strongly recommend that the Planning Authority seek enforcement of a fine in this instance. An example needs to be made to stop the removal of trees under TPO before consent for works has provided through the statutory planning procedure.</p>

756. To comment on applications for planning permission

The Committee agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/23/0061/VOC - Inn Field House 9 Pytches Road Woodbridge Suffolk IP12 1ET	WTC recommend approval.
DC/23/0425/FUL - 31 Cumberland Street Woodbridge Suffolk IP12 4AH	WTC recommend refusal as there is inadequate information provided regarding the enlargement of bedroom 3. WTC encourage the Planning Authority to consider the opinion of the Design & Conservation Officer provided on page 3 of his statement, which suggests that further clarification should be sought from the applicant regarding the impact of the proposal on the existing roof structure.

	<p>WTC support the opinion of the Woodbridge Society regarding the blandness of the proposed replacement porch and the preference for a like for like replacement.</p>
<p>DC/23/0426/LBC - 31 Cumberland Street Woodbridge Suffolk IP12 4AH</p>	<p>WTC recommend refusal as there is inadequate information provided regarding the enlargement of bedroom 3. WTC encourage the Planning Authority to consider the opinion of the Design & Conservation Officer provided on page 3 of his statement, which suggests that further clarification should be sought from the applicant regarding the impact of the proposal on the existing roof structure.</p> <p>WTC support the opinion of the Woodbridge Society regarding the blandness of the proposed replacement porch and the preference for a like for like replacement.</p>
<p>DC/23/0557/VOC - 21 Hasketon Road Woodbridge Suffolk IP12 4LD</p>	<p>WTC recommend approval.</p>
<p>DC/23/0637/FUL - 33 Through Duncans Woodbridge Suffolk IP12 4EA</p>	<p>WTC recommend approval.</p>
<p>DC/23/0615/FUL - 1A St Johns Street Woodbridge Suffolk IP12 1EB</p>	<p>WTC is happy to recommend approval of this application on planning principle, but must again express our disappointment that this listed building is again associated with a retrospective planning application.</p> <p>WTC strongly recommend that the Planning Authority seek to enforce penalties on the applicant.</p>
<p>DC/23/0616/LBC - 1A St Johns Street Woodbridge Suffolk IP12 1EB</p>	<p>WTC is happy to recommend approval of this application on planning principle, but must again express our disappointment that this listed building is again associated with a retrospective planning application.</p> <p>WTC strongly recommend that the Planning Authority seek to enforce penalties on the applicant.</p>
<p>DC/23/0622/FUL - Ye Olde Bell And Steelyard 103 New Street Woodbridge Suffolk IP12 1DZ</p>	<p>WTC recommend approval.</p>
<p>DC/23/0448/FUL - St John's Church Hall St Johns Street Woodbridge Suffolk IP12 1EB</p>	<p>WTC recommend approval.</p>

DC/23/0775/FUL - Jetty Lane The Avenue Woodbridge Suffolk IP12 4BA	WTC recommend approval.
DC/23/0781/FUL - The Sycamores 1A Catherine Road Woodbridge Suffolk IP12 4JP	WTC recommend approval.
DC/23/0653/FUL - Flat 2 12 New Street Woodbridge Suffolk IP12 1DU	WTC recommend approval.
DC/22/3696/FUL - 9 - 11 Gobbitts Yard Woodbridge Suffolk IP12 1DD	WTC recommend approval.

757. To receive an update from the SALC Town and Parish Council planning study online meeting

The Chair provided an update from the SALC Town and Parish Council planning study online meeting.

With the approval of those Members present the Chair re-ordered the agenda to take item 12 at this time.

758. To receive an update from the Chair regarding the formation of the East Suffolk Planning Alliance

The Chair provided an update regarding the formation of the East Suffolk Planning Alliance.

759. 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.

The Chair and Town Clerk were mandated to write to the Planning Authority regarding the multiple recent instances of retrospective planning applications being submitted, and subsequently approved, on listed buildings. The Committee wish to understand if the Planning Authority has any intention of, taking action regarding these breaches of planning protocol.

760. To consider if this Committee wishes to provide comment on two consultations recently launched by East Suffolk Council.

The Committee agreed not to provide comment on the consultations regarding the Custom and Self-Build Housing Supplementary Planning Document and Rural Development Supplementary Planning Document.

761. Closure

The meeting was closed at 6.10pm.

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/23/1126/TCA - 28 Bredfield Street Woodbridge Suffolk IP12 4NH	Expiry Date: Thu 13 Apr 2023
	Determination Date: Wed 26 Apr 2023
1no. Group of Hornbeam (T1 on plan) - Reduce to height of adjacent summerhouse	

Item 7

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

DC/23/0967/TPO - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	Expiry Date: Tue 04 Apr 2023
	Determination Date: Fri 05 May 2023
Undertake all tree works listed P2 and P3 in the tree survey dated February 2022	

Item 8

To comment on applications for planning permission.

DC/23/0877/FUL - Westerley Prentices Lane Woodbridge Suffolk IP12 4LF	Expiry Date: Mon 03 Apr 2023
	Determination Date: Mon 01 May 2023
Proposed rear single storey extension and associated alterations.	

DC/23/0842/FUL - 78 Victoria Road Woodbridge Suffolk IP12 1EL	Expiry Date: Thu 06 Apr 2023
	Determination Date: Fri 28 Apr 2023
Proposed new single storey annexe accommodation associated with no.78 Victoria Road	

DC/22/3813/LBC - Flat 2 12 New Street Woodbridge Suffolk IP12 1DU	Expiry Date: Mon 17 Apr 2023
	Determination Date: Tue 09 May 2023
Listed Building Consent - Retain works already carried out for the replacement of first floor windows and to replace further window at first floor.	

DC/23/1036/FUL - 21 Thoroughfare Woodbridge Suffolk IP12 1AA	Expiry Date: Mon 17 Apr 2023
	Determination Date: Mon 08 May 2023
<p>Internal and external alterations to convert the upper floors of number 19 into a flat, a new shopfront, external refurbishment and a new pavement dining area.</p>	

DC/23/1037/LBC - 21 Thoroughfare Woodbridge Suffolk IP12 1AA	Expiry Date: Mon 17 Apr 2023
	Determination Date: Mon 08 May 2023
<p>Listed Building Consent - Internal and external alterations to convert the upper floors of number 19 into a flat, a new shopfront, external refurbishment and a new pavement dining area.</p>	

DC/23/0886/OUT - 1 Edwin Terrace Edwin Avenue Woodbridge Suffolk IP12 1JU	Expiry Date: Wed 12 Apr 2023
	Determination Date: Mon 08 May 2023
<p>Outline application - New end terrace dwelling, in garden of 1 Edwin Terrace, with existing vehicular access.</p>	

Item 10

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	
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	Application Permitted	Delegated Decision
01.11.22	DC/22/3852/LBC - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	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/22/4089/AND - Heritage Building Tide Mill Way Woodbridge Suffolk	Approval	Application Permitted	Delegated Decision
15.11.22	DC/22/4251/FUL - Flat Over 1C Thoroughfare Woodbridge Suffolk IP12 1AA	Approval	Awaiting decision	
15.11.22	DC/22/4036/FUL - Land Between 15 And 17 Beech Way Woodbridge Suffolk	Refusal	Awaiting 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/22/4630/LBC - Kings Head Inn 17 Market Hill Woodbridge Suffolk IP12 4LP	Approval	Awaiting decision	
13.12.22	DC/22/3751/LBC - Flat Over 1C Thoroughfare Woodbridge Suffolk IP12 1AA	Approval	Awaiting decision	
17.01.23	DC/22/4804/LBC - The Quay House 1 Station Road Woodbridge Suffolk IP12 4AU	Approval	Awaiting decision	
17.01.23	DC/22/4917/FUL - Cornerways Hamblin Road Woodbridge Suffolk IP12 1BG	Approval	Application Permitted	Delegated 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/22/4960/FUL - 9 Little St Johns Street Woodbridge Suffolk IP12 1EE	Approval	Awaiting decision	
31.01.23	DC/23/0061/VOC - Inn Field House 9 Pytches Road Woodbridge Suffolk IP12 1ET	Approval	Awaiting decision	
31.01.23	DC/23/0167/FUL - 37 Through Duncans Woodbridge Suffolk IP12 4EA	Approval	Application Permitted	Delegated Decision

31.01.23	DC/23/0204/LBC - Ye Olde Bell And Steelyard 103 New Street Woodbridge Suffolk IP12 1DZ	Approval	Awaiting decision	
31.01.23	DC/23/0161/FUL - 15 Queens Drive Woodbridge Suffolk IP12 4FE	Approval	Awaiting decision	
31.01.23	DC/23/0209/FUL - 23 Thoroughfare Woodbridge Suffolk IP12 1AA	Approval	Awaiting decision	
31.01.23	DC/23/0260/FUL - 18 Through Duncans Woodbridge Suffolk IP12 4EA	Approval	Application Permitted	Delegated Decision
31.01.23	DC/23/0210/ADI - 23 Thoroughfare Woodbridge Suffolk IP12 1AA	Approval	Awaiting decision	
31.01.23	DC/23/0219/FUL - 51 Victoria Road Woodbridge Suffolk IP12 1EL	Approval	Awaiting decision	
31.01.23	DC/23/0113/FUL - Unit 3 Sun Wharf Deben Road Woodbridge Suffolk IP12 1AZ	Approval	Awaiting decision	
14.02.23	DC/23/0027/FUL - 26 Mill View Close Woodbridge Suffolk IP12 4HR	Approval	Application Permitted	Delegated Decision
14.02.23	DC/22/2841/LBC - 42 Brook Street Woodbridge Suffolk IP12 1BE	Approval	Application Permitted	Delegated Decision
14.02.23	DC/22/3778/FUL - Waterside Garage Grove Road Woodbridge Suffolk	Approval	Awaiting decision	
14.02.23	DC/23/0320/FUL - Kings Head Inn 17 Market Hill Woodbridge Suffolk IP12 4LP	Approval	Awaiting decision	
14.02.23	DC/23/0275/FUL - 42 Edwin Avenue Woodbridge Suffolk IP12 1JS	Approval	Awaiting decision	
14.02.23	DC/22/4757/FUL - 26 Cherry Tree Road Woodbridge Suffolk IP12 4BN	Refusal	Awaiting decision	
14.02.23	DC/23/0440/FUL - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	Approval	Awaiting decision	
14.02.23	DC/23/0402/FUL - Westmorland Cottage 2 - 4 Drybridge Hill Woodbridge Suffolk IP12 4HB	Approval	Awaiting decision	
14.02.23	DC/23/0403/LBC - Westmorland Cottage 2 - 4 Drybridge Hill Woodbridge Suffolk IP12 4HB	Approval	Awaiting decision	

