

To Members of the Planning Committee

Cllr Adelson

Cllr. Bale

Cllr. Beck

Cllr. Gillard

Cllr. Holdcroft

Cllr. Kneebone

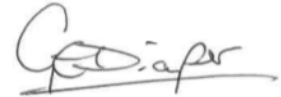
Cllr. Leach

Cllr. O' Nolan

Cllr. Phipps

Cllr. Sanders

You are hereby summoned to **attend the Meeting of the Planning Committee** to be held at the **Shire Hall** on **Wednesday 6th March at 5.30pm**



Greg Diaper

Town Clerk

1st March 2024

Public Attendance

Members of the public and press are welcome to attend. The public will be invited to give their views/question the Town Council on issues on the agenda, or raise issues for consideration of inclusion at future meetings. This item will be limited to 15 minutes duration.

The Town Council, members of the public and press may record/ film or broadcast this meeting when the press and public are not lawfully excluded. Any member of the public who attends this meeting is advised that the Town Council cannot control 3rd party recording.

Agenda

689. Apologies

690. Declarations of interest

To receive any declarations of interest and to consider requests for dispensations from Members on matters in which they have a disclosable pecuniary interest, other registerable or non-registerable interest.

691. Public question time

For the public to ask questions of the Council or raise issues for consideration at a future meeting of the Council. Fifteen minutes maximum.



- 692. To agree and approve the minutes of the meeting held 21st February 2024.**
- 693. To note intentions to undertake works to trees in the conservation area (TCA).**
- 694. To comment on applications to trees with a Tree Preservation Order (TPO).**
- 695. To comment on applications for planning permission.**
- 696. To note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported.**
- 697. Feedback from Councillor Sanders on the ESC Planning South meeting including Application DC/24/0120/FUL – 32 The Thoroughfare (Variation of Conditions which we recommended be rejected).**
- 698. To discuss feedback from the Sizewell C Transport Forum.**
- 699. Closure.**

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 21st February 2024** at **5.30pm**

Councillors:

Present: D Adelson, S Bale, E Beck P Gillard, G Holdcroft, E O’Nolan, N Phipps and R Sanders

Apologies: R Leach

In Attendance: Deputy Clerk and no members of the public

680. Apologies for Absence

The Committee agreed to approve the absence of Councillors Leach and Kneebone.

681. To receive Declarations of Interest

No members made any declarations of interests in relation to items on the agenda.

682. Public Question Time.

There were no members of the public present.

683. To agree and approve the Minutes of the meeting held on 7th February 2024

The minutes of the Planning Committee meeting held 7th February 2024 were approved. It was noted that Councillor Gillard was present at the previous meeting as it was indicated he was absent in item 654.

684. To note intentions to undertake works to trees in the conservation area (TCA)

DC/24/0510/TCA - 10 Market Hill Woodbridge Suffolk IP12 4LU

WTC agreed this notification was incomplete and until the notification is complete the notification period of six weeks should not commence. WTC agreed to seek ESC placing a TPO on this tree given its prominence so as to better protect it.

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

<p>DC/24/0546/TPO - Woodlands Broomheath Woodbridge Suffolk IP12 4DL</p>	<p>WTC agreed the application was Incomplete with inadequate evidence that the trees were dead, therefore we Recommend Refusal. WTC refusal also relates to the statement that no replacement of trees had been proposed.</p>
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686. To comment on applications for planning permission

The Council agreed their comment as set out below:-

<p>DC/22/1360/LBC - 1 St Johns Street Woodbridge Suffolk IP12 1EB</p>	<p>WTC Recommend Approval.</p>
<p>DC/22/1359/FUL - 1 St Johns Street Woodbridge Suffolk IP12 1EB</p>	<p>WTC Recommend Approval.</p>
<p>DC/24/0102/FUL - 22 Peterhouse Crescent Woodbridge Suffolk IP12 4HT</p>	<p>WTC has No Objection.</p>
<p>DC/24/0291/FUL - 17 Moorfield Road Woodbridge Suffolk IP12 4JN</p>	<p>WTC has No Objection.</p>
<p>DC/24/0354/FUL - 51 Through Duncans Woodbridge Suffolk IP12 4EA</p>	<p>WTC has No Objection.</p>
<p>DC/24/0262/VOC - 125 Ipswich Road Martlesham Suffolk IP12 4BY</p>	<p>WTC has No Objection.</p>
<p>DC/24/0379/FUL - Timbers Broomheath Woodbridge Suffolk IP12 4DL</p>	<p>WTC has No Objection.</p>
<p>DC/24/0377/FUL - Tamerton 25 Warren Hill Road Woodbridge Suffolk IP12 4DU</p>	<p>WTC has No Objection.</p>
<p>DC/24/0392/LBC - Glovers Yard Market Hill Woodbridge Suffolk</p>	<p>WTC has No Objection.</p>
<p>DC/24/0315/LBC - Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB</p>	<p>WTC No Objection but would like to see the gates eventually replaced</p>
<p>DC/24/0454/FUL - 47 Through Duncans Woodbridge Suffolk IP12 4EA</p>	<p>WTC recommends Refusal based on overdevelopment of the site and loss of</p>

	amenity to the site and neighbouring properties.
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687. To note East Suffolk Council decisions on Planning Applications where those decision 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.

688. Closure

The meeting was closed at 6.25pm.

Councillor Sanders
Chair

Item 693

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/24/0584/TCA - 47 And 39-43 Ipswich Road Woodbridge Suffolk IP12 4BT	Expiry Date: Mon 11 Mar 2024
	Determination: Thu 28 Mar 2024
no. Pine (T1 on plan) – Fell 2no. Holm oak (T2 and T3 on plan) – Crown reduction by 2 metres 2no. Lime (T4 and T5 on plan) – Crown reduction by 5 metres in height and 4 metres in radial spread	

Item 694

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

No applications to comment on.

Item 695

To comment on applications for planning permission:

DC/24/0549/FUL - Deben Peace Cherry Tree Road Woodbridge Suffolk IP12 4BL	Expiry Date: Tue 19 Mar 2024
	Determination: Tue 09 Apr 2024
Proposed alterations to dwelling and detached cart lodge	

DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF	Expiry Date: Mon 11 Mar 2024
	Determination: Wed 03 Jan 2024
Construction of a single storey brick faced outbuilding to provide additional garaging for 2 no. vehicles and storage for Burkitt House. The main section of the proposal is 11.8m long x 6.8m wide and approximately 5.7m to the ridge. The overall footprint of the building is 76.3m ² and positioned to the East of the existing driveway.	
Please note: A separate planning application has been submitted for the retention of 4no. timber garden features on the North & West boundaries (refer to numbers 1,2,3&4 on the Block Plan and corresponding photographs on drawing 22016/100/PA2). Feature no. 1 against the east boundary would be removed/demolished as and when the new outbuilding is constructed.	

DC/24/0457/LBC - Stones Throw Cottage 19 Station Road Woodbridge Suffolk IP12 4AU	Expiry Date: Thu 21 Mar 2024
	Determination: Tue 02 Apr 2024
Listed Building Consent - Single storey rear extension	

DC/24/0456/FUL - Stones Throw Cottage 19 Station Road Woodbridge Suffolk IP12 4AU	Expiry Date: Thu 21 Mar 2024
	Determination: Tue 02 Apr 2024
Single storey rear extension	

DC/24/0662/FUL - 17 Bredfield Road Melton Woodbridge Suffolk IP12 1JA	Expiry Date: Mon 18 Mar 2024
	Determination: Wed 17 Apr 2024
Demolition of existing garage and conservatory and erection of two-storey side extension and single-storey rear extension	

DC/24/0691/FUL - 27 Hilly Fields Woodbridge Suffolk IP12 4DX	Expiry Date: Thu 28 Mar 2024
	Determination: Fri 19 Apr 2024
Front, part single, part two storey extension.	

DC/24/0733/ARM - Land Off Newnham Avenue Woodbridge Suffolk	Expiry Date: Fri 22 Mar 2024
	Determination: Tue 23 Apr 2024
Reserved matters application (appearance, landscaping, layout and scale) for the erection of four dwellings, with associated infrastructure including the discharge of conditions 2, 5 and 14 of outline consent DC/22/1269/OUT.	

Item 696

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	
07.06.22	DC/22/1389/FUL - Skateboard Facility Rear Of Deben Leisure Centre	Approval	Awaiting decision	
15.11.22	DC/22/4036/FUL - Land Between 15 And 17 Beech Way Woodbridge Suffolk	Refusal	Awaiting decision	
17.01.23	DC/22/4804/LBC - The Quay House 1 Station Road Woodbridge Suffolk IP12 4AU	Approval	Awaiting decision	
11.04.23	DC/23/1223/ADN - Woodbridge Tide Mill Tide Mill Way Woodbridge Suffolk IP12 1BH	Refusal	Awaiting decision	
24.05.23	DC/23/1568/VOC - 14 Gobbitts Yard Woodbridge Suffolk IP12 1DD	Refusal	Awaiting decision	
24.05.23	DC/23/1323/ADN- 28 Thoroughfare Woodbridge Suffolk IP12 1AQ	Approval	Awaiting decision	
24.05.23	DC/23/1713/LBC - 28 Thoroughfare Woodbridge Suffolk IP12 1AQ	Approval	Awaiting decision	
07.06.23	DC/23/1947/FUL - Unit 6 Ancient House Mews Woodbridge Suffolk IP12 1DH	Approval	Awaiting decision	
07.06.23	DC/23/1961/LBC - Unit 6 Ancient House Mews Woodbridge Suffolk IP12 1DH	Approval	Awaiting decision	
28.06.23	DC/23/1695/FUL - Churchyard St Marys Church Church Street Woodbridge Suffolk	Approval	Awaiting decision	
28.06.23	DC/23/1912/LBC - Churchyard St Marys Church Church Street Woodbridge Suffolk	Approval	Awaiting decision	
08.11.23	DC/22/1359/FUL - 1 St Johns Street Woodbridge Suffolk IP12 1EB	Approval	Awaiting decision	
08.11.23	DC/22/1360/LBC - 1 St Johns Street Woodbridge Suffolk IP12 1EB	Approval	Awaiting decision	
08.11.23	DC/23/3929/FUL - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	Approval	Application Permitted	Delegated Decision
08.11.23	DC/23/3930/LBC - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	Approval	Application Permitted	Delegated Decision
08.11.23	DC/23/0823/LBC - 11A St Johns Street Woodbridge Suffolk IP12 1EB	Approval	Awaiting decision	
22.11.23	DC/23/4210/LBC - Westmorland Cottage 2 - 4 Drybridge Hill Woodbridge Suffolk IP12 4HB	Refusal	Awaiting decision	
06.12.23	DC/23/4527/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF	Approval	Awaiting decision	
06.12.23	DC/23/4469/VOC - 32 Thoroughfare Woodbridge Suffolk IP12 1AQ	Refusal	Awaiting decision	
19.12.23	DC/23/4549/LBC - 18 Theatre Street Woodbridge Suffolk IP12 4NE	Deferred	Awaiting decision	
19.12.23	DC/23/4548/FUL - 18 Theatre Street Woodbridge Suffolk IP12 4NE	Deferred	Awaiting decision	
19.12.23	DC/23/4716/FUL - The Carriage House Cumberland Street Woodbridge Suffolk IP12 4AB	Approval	Awaiting decision	

19.12.23 DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF
10.01.24 DC/23/4548/FUL - 18 Theatre Street Woodbridge Suffolk IP12 4NE
10.01.24 DC/23/4549/LBC - 18 Theatre Street Woodbridge Suffolk IP12 4NE
10.01.24 DC/23/4469/VOC - 32 Thoroughfare Woodbridge Suffolk IP12 1AQ
10.01.24 DC/23/4836/FUL - 29 Seckford Street Woodbridge Suffolk IP12 4LY
10.01.24 DC/23/4837/LBC - 29 Seckford Street Woodbridge Suffolk IP12 4LY
10.01.24 DC/23/4888/FUL - 4 Bridgewood Road Woodbridge Suffolk IP12 4HA
DC/24/0021/CLE - The Old Granary Cottage The Granary Tide Mill Way Woodbridge Suffolk IP12
10.01.24 1BY
24.01.24 DC/23/4908/FUL - 1 Upper Moorfield Road Woodbridge Suffolk IP12 4JW
24.01.24 DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF
07.02.24 DC/24/0102/FUL - 22 Peterhouse Crescent Woodbridge Suffolk IP12 4HT
07.02.24 DC/23/4369/LBC - 51 Theatre Street Woodbridge Suffolk IP12 4NE
07.02.24 DC/23/4716/FUL - The Carriage House Cumberland Street Woodbridge Suffolk IP12 4AB
07.02.24 DC/24/0120/FUL - 12 Kingston Farm Road Woodbridge Suffolk IP12 4BD
07.02.24 DC/24/0291/FUL - 17 Moorfield Road Woodbridge Suffolk IP12 4JN
07.02.24 DC/24/0176/FUL - 11 Kingston Road Woodbridge Suffolk IP12 4AY
21.02.24 DC/22/1360/LBC - 1 St Johns Street Woodbridge Suffolk IP12 1EB
21.02.24 DC/22/1359/FUL - 1 St Johns Street Woodbridge Suffolk IP12 1EB
21.02.24 DC/24/0102/FUL - 22 Peterhouse Crescent Woodbridge Suffolk IP12 4HT
21.02.24 DC/24/0291/FUL - 17 Moorfield Road Woodbridge Suffolk IP12 4JN
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21.02.24 DC/24/0454/FUL - 47 Through Duncans Woodbridge Suffolk IP12 4EA

Refusal	Awaiting decision
No comment	Awaiting decision
Refusal	Awaiting decision
Refusal	Awaiting decision
Approval	Awaiting decision
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Refusal	Awaiting decision

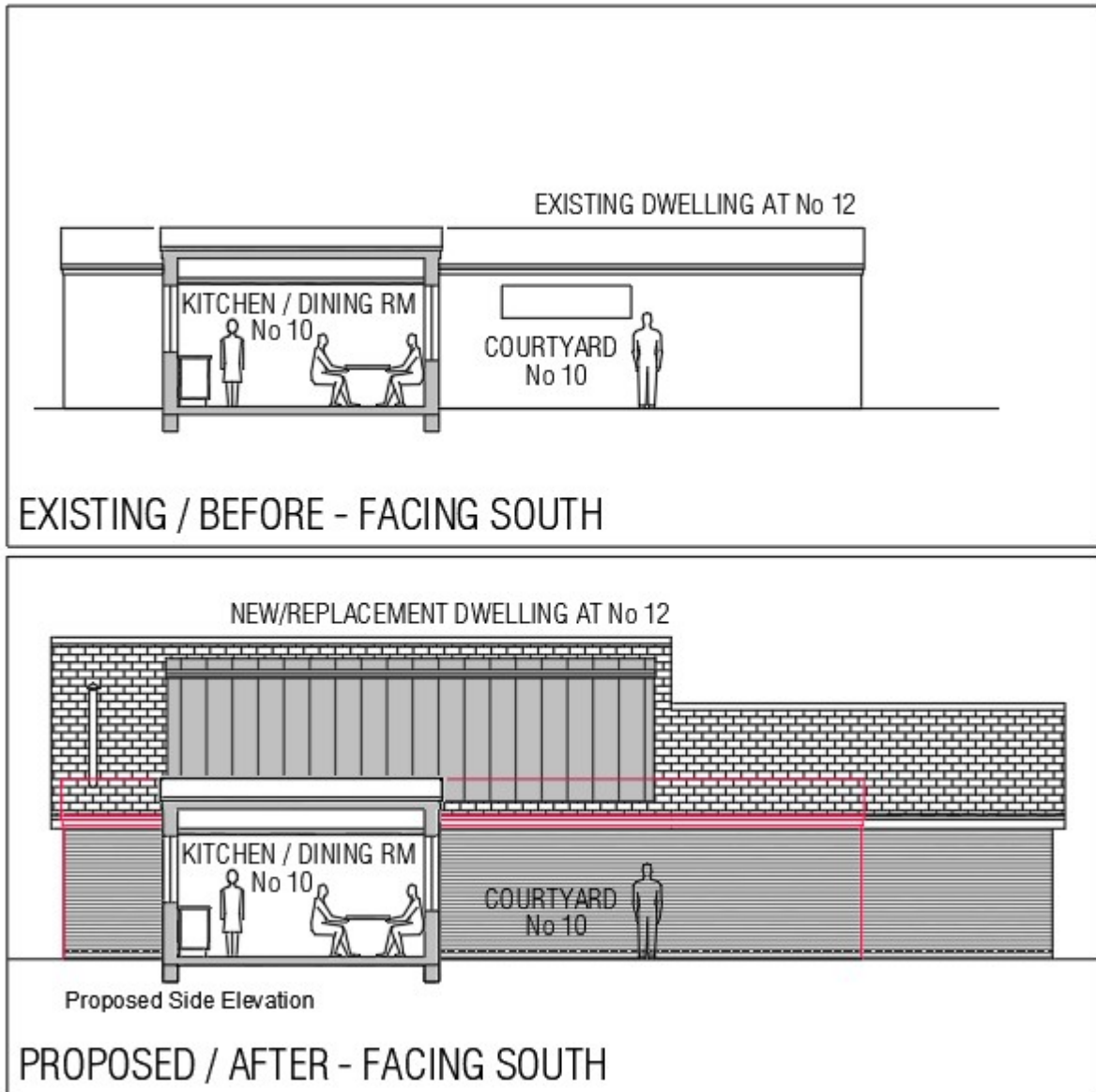
ITEM 697

REF: DC/24/0120/FUL - Application for Planning Permission for Replacement Dwelling at No 12 Kingston Farm Road.

Objection letter from neighbour: Eugenie Simmonds, 10 Kingston Farm Road, Woodbridge.
Submitted by email: 25 February 2024

I object to the proposals as submitted because they would have a number of significant adverse impacts on my property. I believe the proposals are contrary to planning policy guidelines and should be refused. I summarise my principal objections as follows:

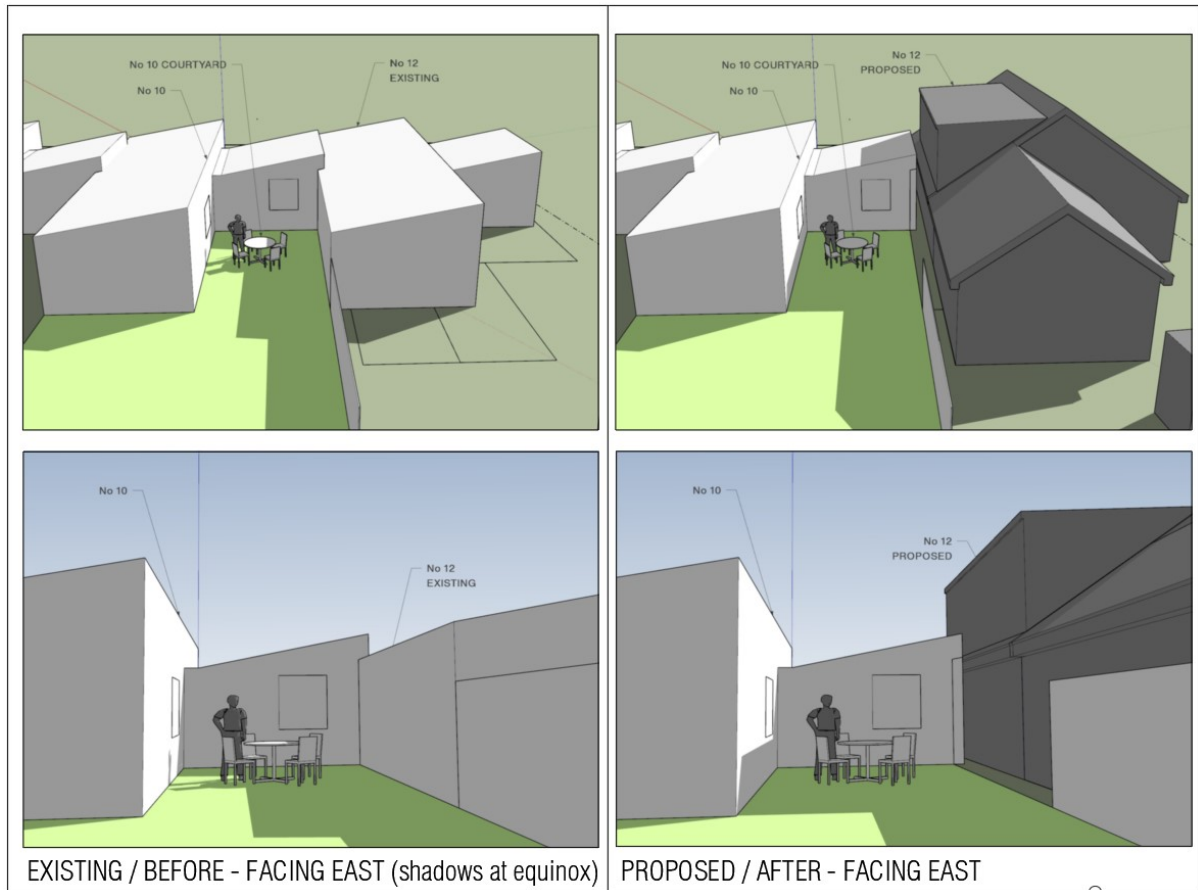
1. The bulk, height, length and close proximity of the proposals to my southern boundary will result in an over bearing impact on my property, which includes a small courtyard area and garden. The over-bearing impact is clearly demonstrated in the following drawings; the lower drawing shows the proposals in context with my property (this context is not shown in the application submission):



- 1.1. The additional length and height of the proposals (shown above) will cause the 'tunnel

effect' referred to in SPG16 para 5.11, which states that "such impact is likely to prove unacceptable".

2. The applicant's 'Design and Access Statement' falsely claims that: "*There will also be no loss of daylight/sunlight as a result of the proposals*". This is factually incorrect as the following 3D sketches clearly show:



2.1. The sketches above show the shadows cast at noon on the sun's equinox (March/Sept). The overshadowing is significantly worse during the winter months. As can be seen, there are windows serving habitable rooms that overlook the courtyard area and therefore rely on this area for natural light (a valuable amenity).

3. In order to substantiate the claim that the proposals as submitted would cause an unacceptable loss of amenity, I engaged RICS registered Right to Light Surveyors who carried out a 3D laser survey of my property. They applied the numerical tests laid down in the Building Research Establishment (BRE) "Site Layout Planning for Daylight and Sunlight 2022, 3rd Edition. Taking the window serving the Study Bedroom as an example, I summarise and quote their findings as follows:

3.1.1. Daylight / Vertical Sky Component (VSC): "*fails the Vertical Sky Component test. In our assessment, this constitutes a detrimental impact*".

3.1.2. Sunlight / Annual Sunlight Results: "*falls below the BRE's 0.8 threshold. A*

*decrease to 0.8 times the former value signifies a 24% reduction in total sunlight availability. In our assessment, this constitutes a **detrimental impact**.*

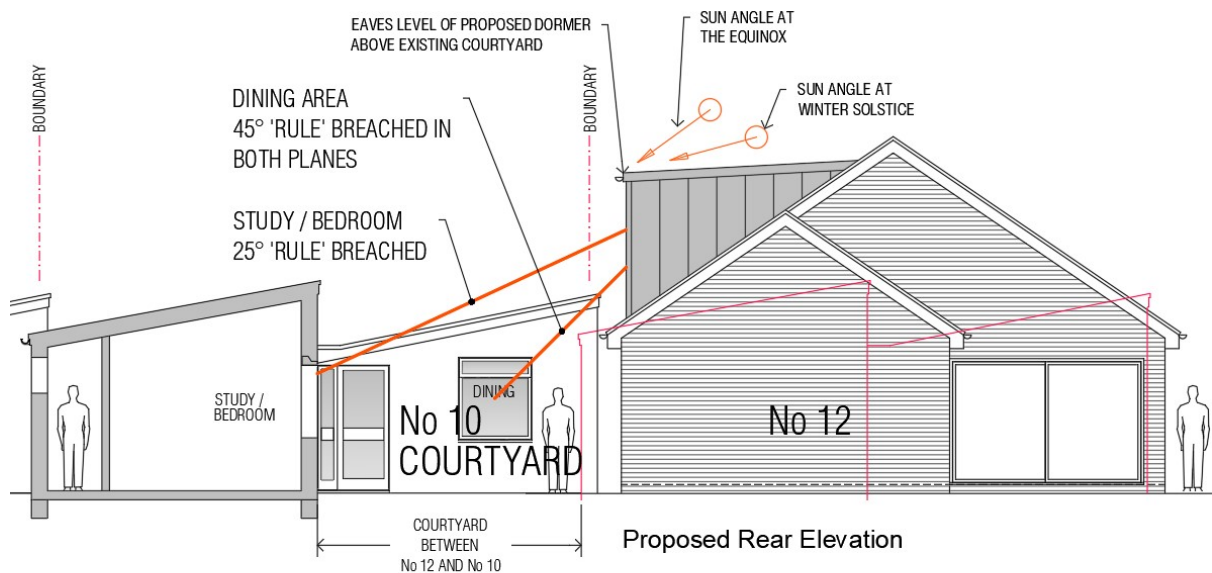
3.1.3. Sunlight / Winter Sunlight Results: *“falls significantly below the BRE's 0.8 threshold. A reduction to 0.17 times the former value indicates a **staggering 83% decrease** in sunlight availability. In our assessment, this constitutes a **highly detrimental impact**”.*

3.1.4. *“Conclusion. Our assessment confirms that the proposed extension fails several of the BRE daylight and sunlight tests. In our opinion the proposal will have a **very harmful impact**”.*

4. **The application drawings as submitted are not sufficient to allow proper assessment of the impact of the proposals on Daylight / Sunlight and Visual Intrusion.** Other than a small scale 'street scene', the submitted drawings do not show the proposals in context with my remaining bungalow. Had this information been submitted, it would be clear to see that the proposals breach a significant number of the guidelines that are illustrated and described in the Supplementary Planning Guidance 16 document, Section 5. The following paragraphs are relevant:

- Paragraph 5.6: “Good levels of natural daylight (light available generally from the sky), and direct sunlight, make houses more attractive, pleasant and energy efficient”.
- Paragraph 5.7: “The size and position of extensions will affect the amount of light available to both the extended house and neighbours' homes. The impact of an extension on the light levels in the living rooms, dining rooms and kitchens of a neighbour's home are important.”
- Paragraph 5.8: “The Council will have regard to a set of standards known as the 'BRE Report Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice 1991'. As a rough guide, extensions that cross both a horizontal and a vertical line drawn at 45° from the centre of a neighbour's window will significantly affect the amount of light entering that window and are unlikely to prove acceptable if the window lights a habitable room.”
- Paragraph 5.9: “The emphasis here is not on preventing a change in outlook, but in avoiding undue intrusion to windows that make an important contribution to the amenities of the house.”
- Paragraph 5.10: “A significant amount of light is likely to be blocked if the centre of the window lies within the 45 degree lines on both plan and elevation.”
- Paragraph 5.11: “When dealing with rear extensions to terraced houses it is important to consider the cumulative impact that extensions may have and the potential for producing a tunnel-like impact upon centre terrace properties. Such an impact is likely to prove unacceptable.”
- Paragraph 5.15: “If the potential obstructing extension subtends an angle to the horizontal, at a height 2 metres from ground level, less than 25° then there will still be the potential for good daylight to the interior.” (As the proposals subtend an angle > 25° and the potential for good daylight is significantly reduced).

4.1. The drawing below demonstrates the disregard for both the 45° (para 5.10) and 25° (para 5.15 & 5.16) 'rules' that apply to the Dining Area and Study/Bedroom windows respectively, and which the proposals fail to consider:



SECTIONAL ELEVATION (FACING EAST)

5. Right to Light:

Notwithstanding the Supplementary Planning Guidance (SPG 16), under the Prescription Act of 1832, the light has been enjoyed by the owner(s) of No 10 without interruption for at least 20 years, therefore a right to light has been acquired and action can be taken if this is infringed.

Of course I realise that this may be outside the scope of the council's 'planning' department to consider injuries to the right to light, however as far as I am aware the council does have a duty to consider the public policy aspects of the effects that a proposed development will have on the amenities and expectations of its surroundings, particularly if this sets a precedence for the development of other/remaining properties in say a terrace of carefully designed dwellings.

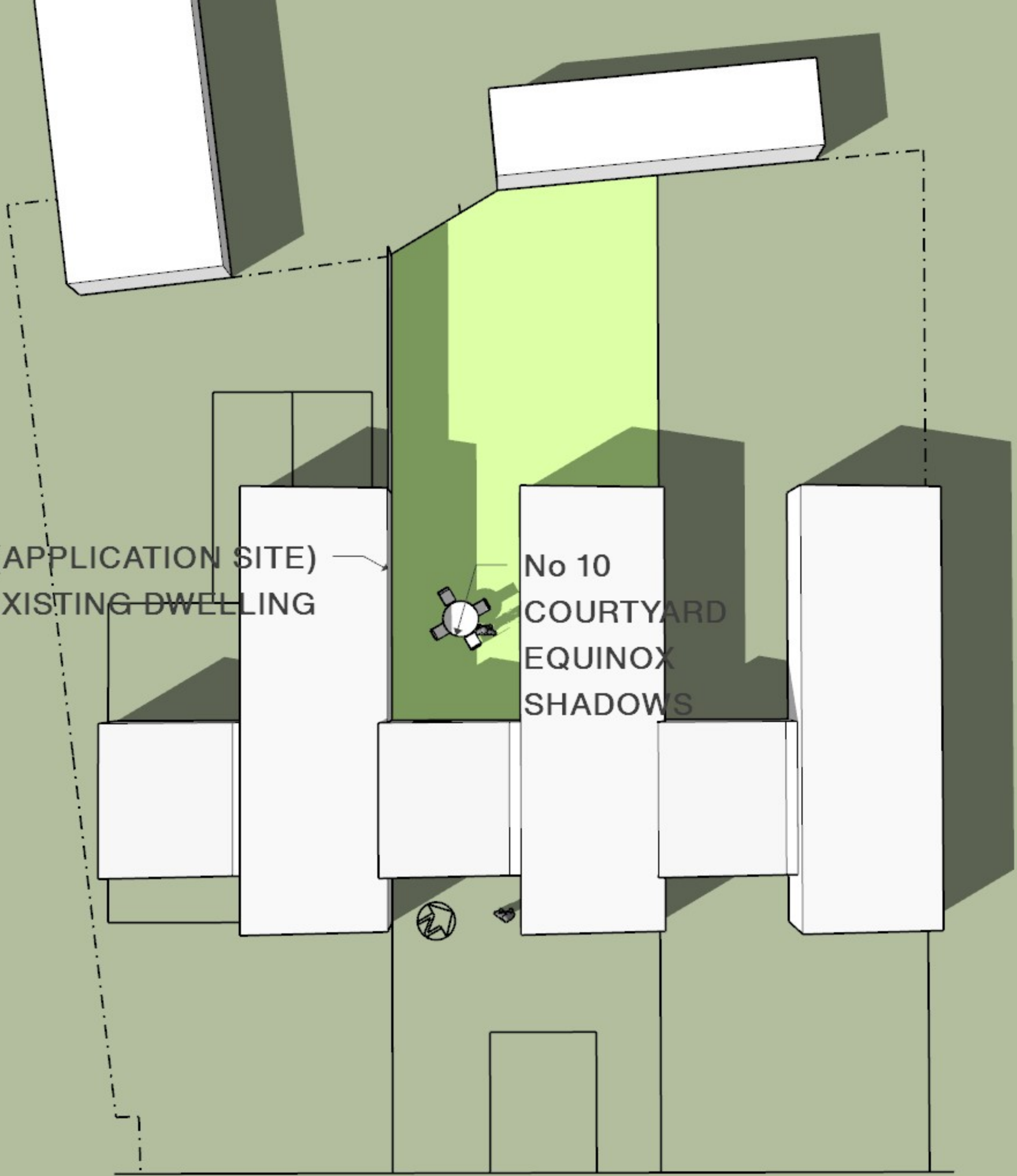
I trust you will take all these matters into consideration and refuse this application as contrary to policy and guidance.

Yours

Eugenie Simmonds
10 Kingston Farm Road
Woodbridge
Suffolk
IP12 4BD

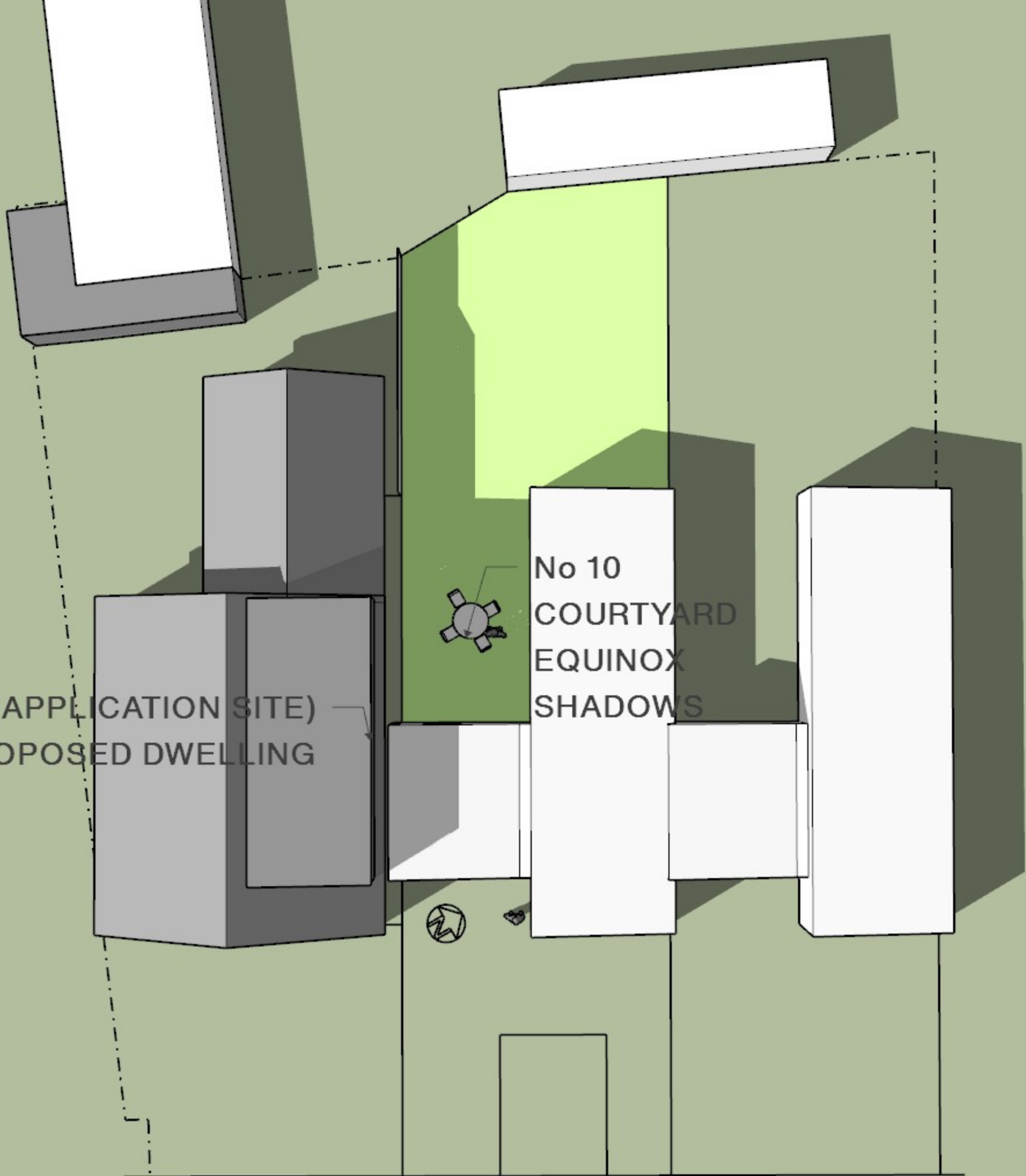
No 12 (APPLICATION SITE)
EXISTING DWELLING

No 10
COURTYARD
EQUINOX
SHADOWS



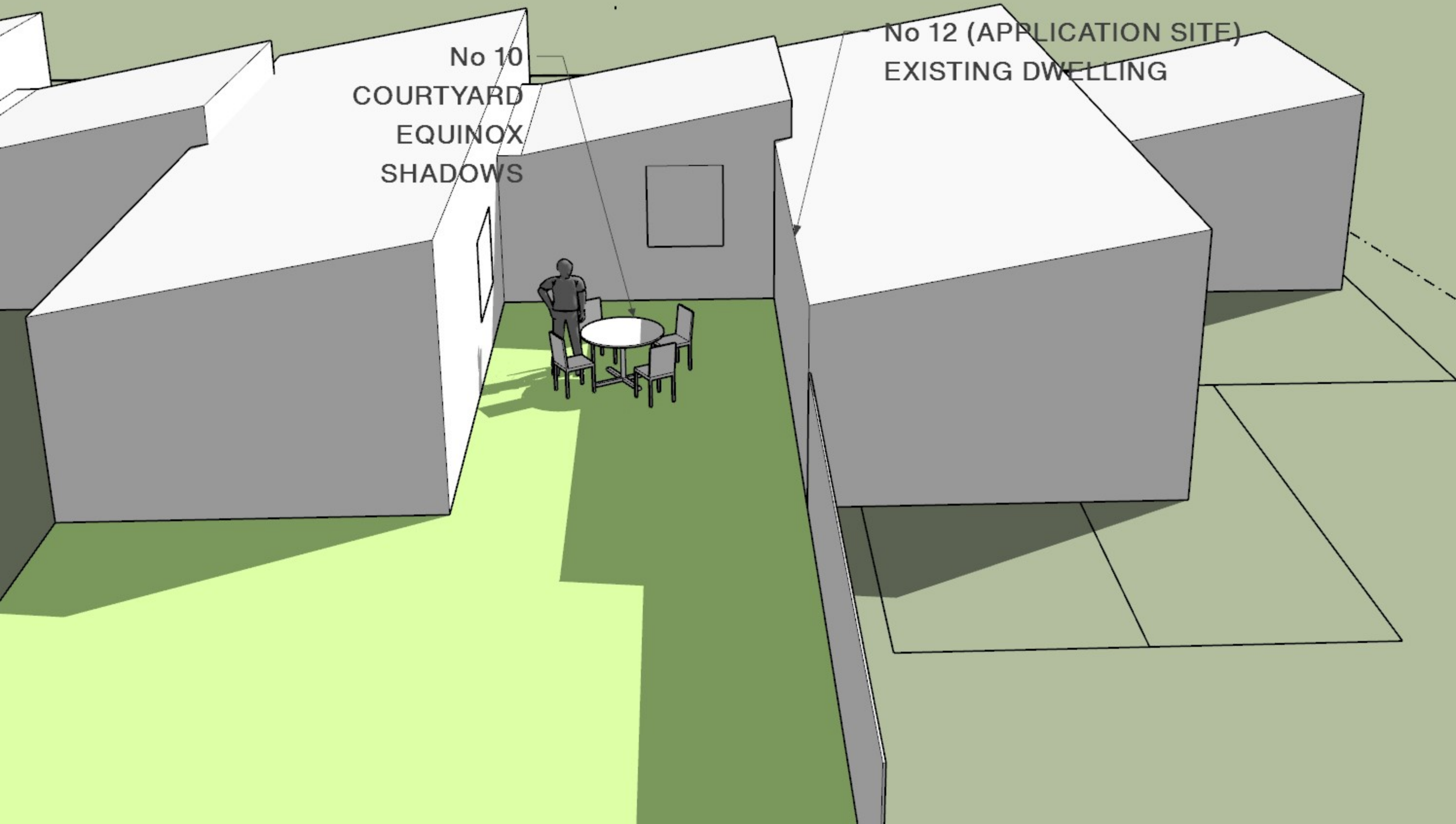
No 12 (APPLICATION SITE)
PROPOSED DWELLING

No 10
COURTYARD
EQUINOX
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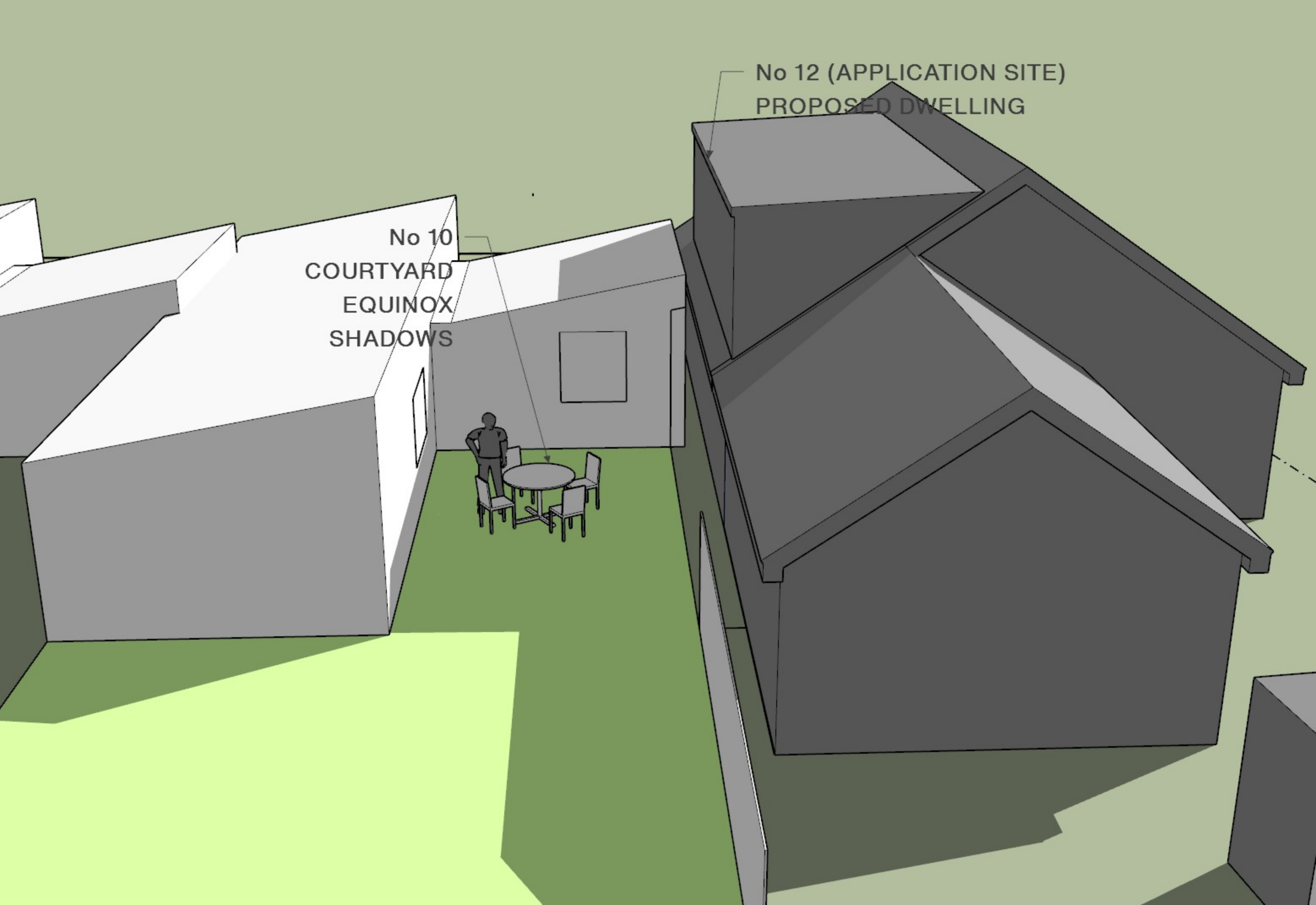
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SHADOWS

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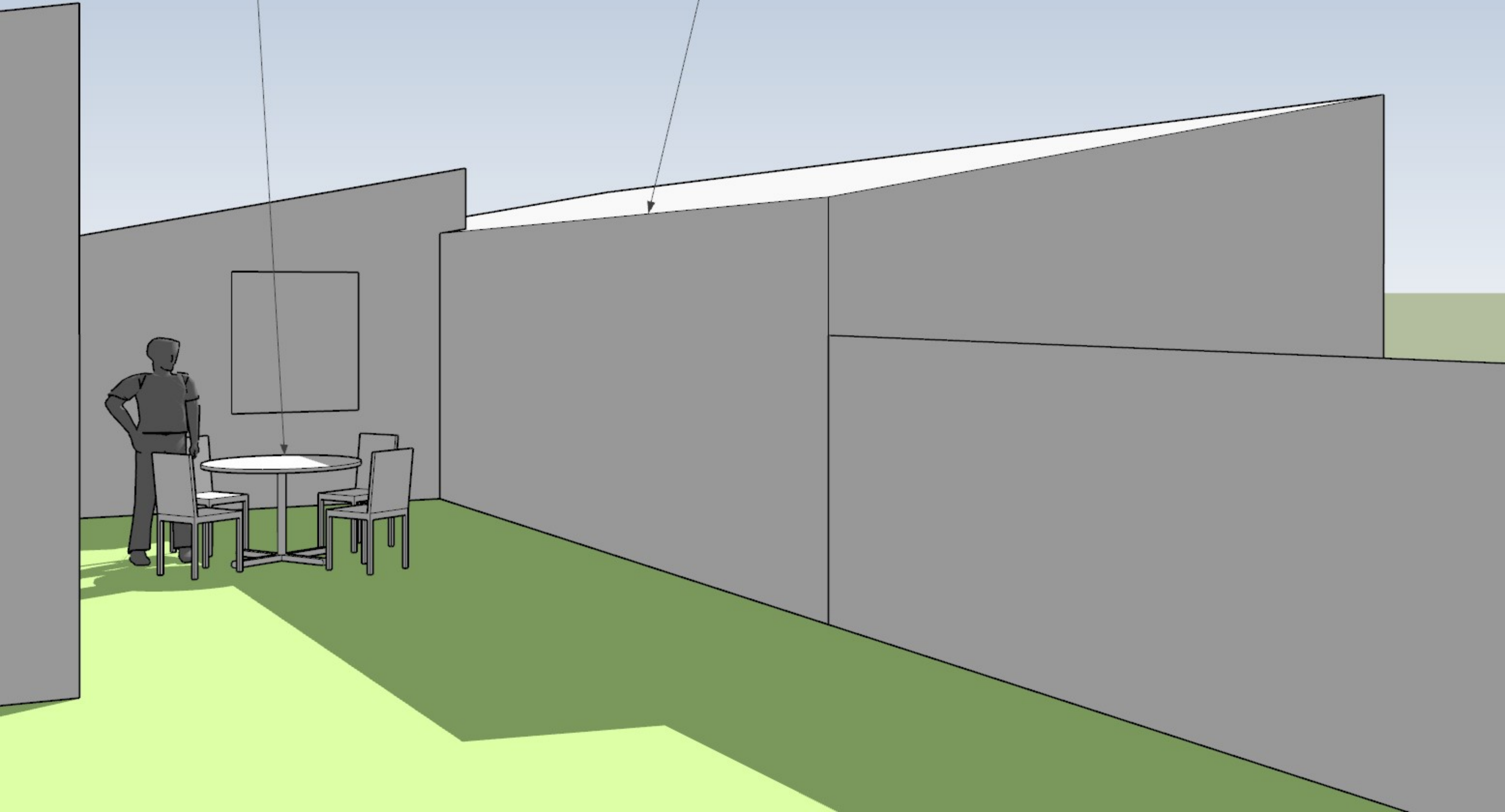
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SHADOWS



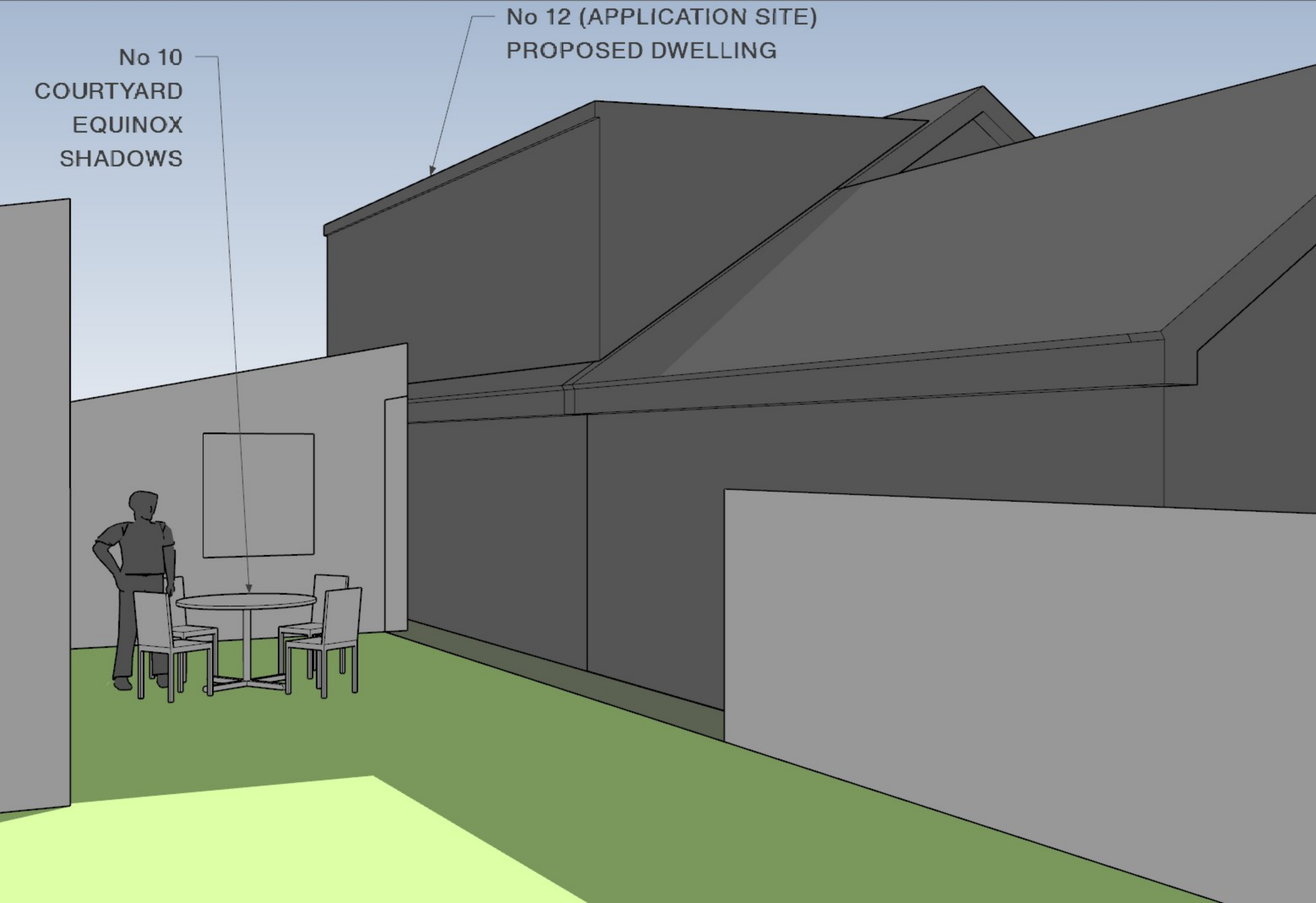
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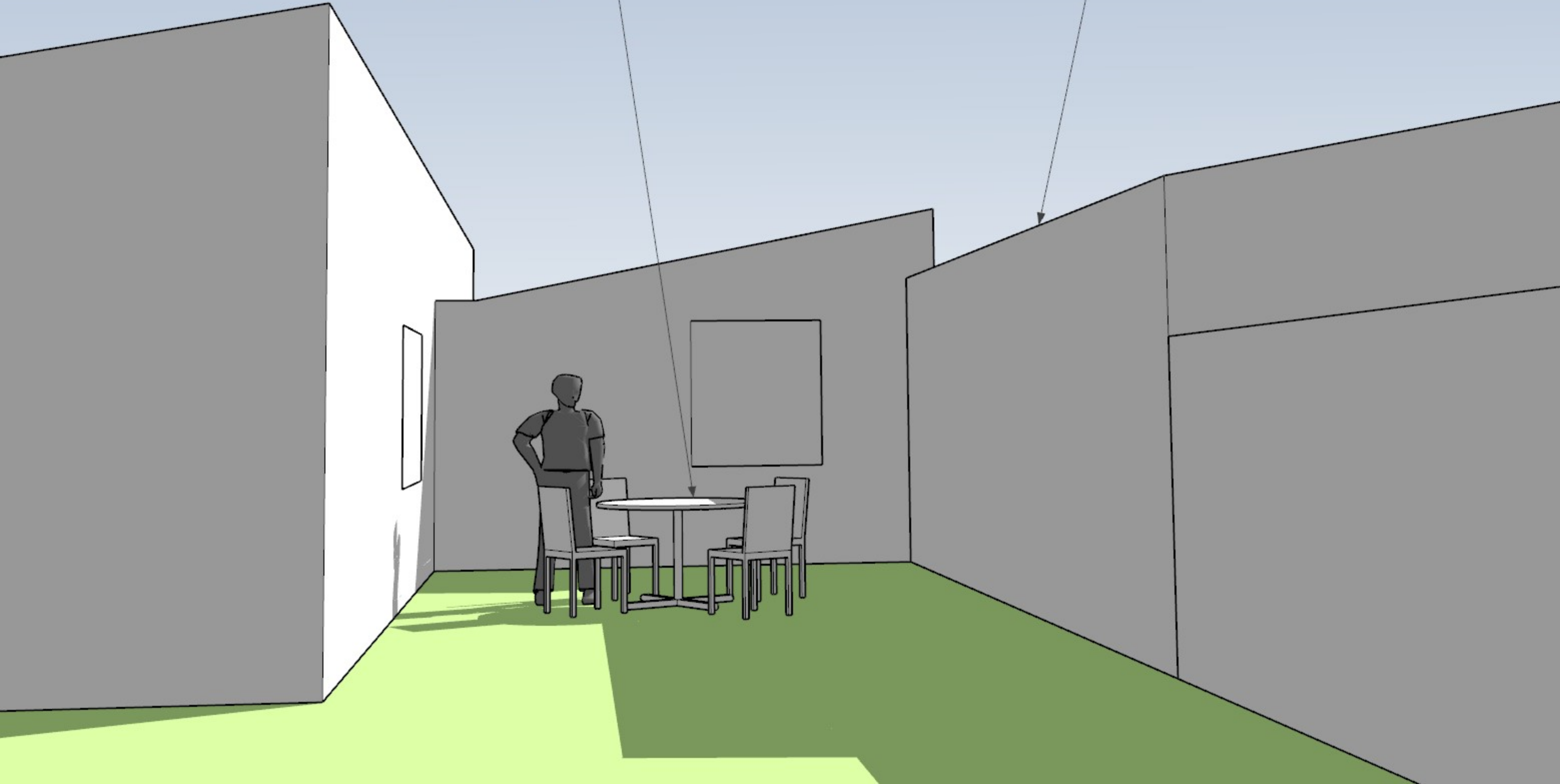
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PROPOSED DWELLING



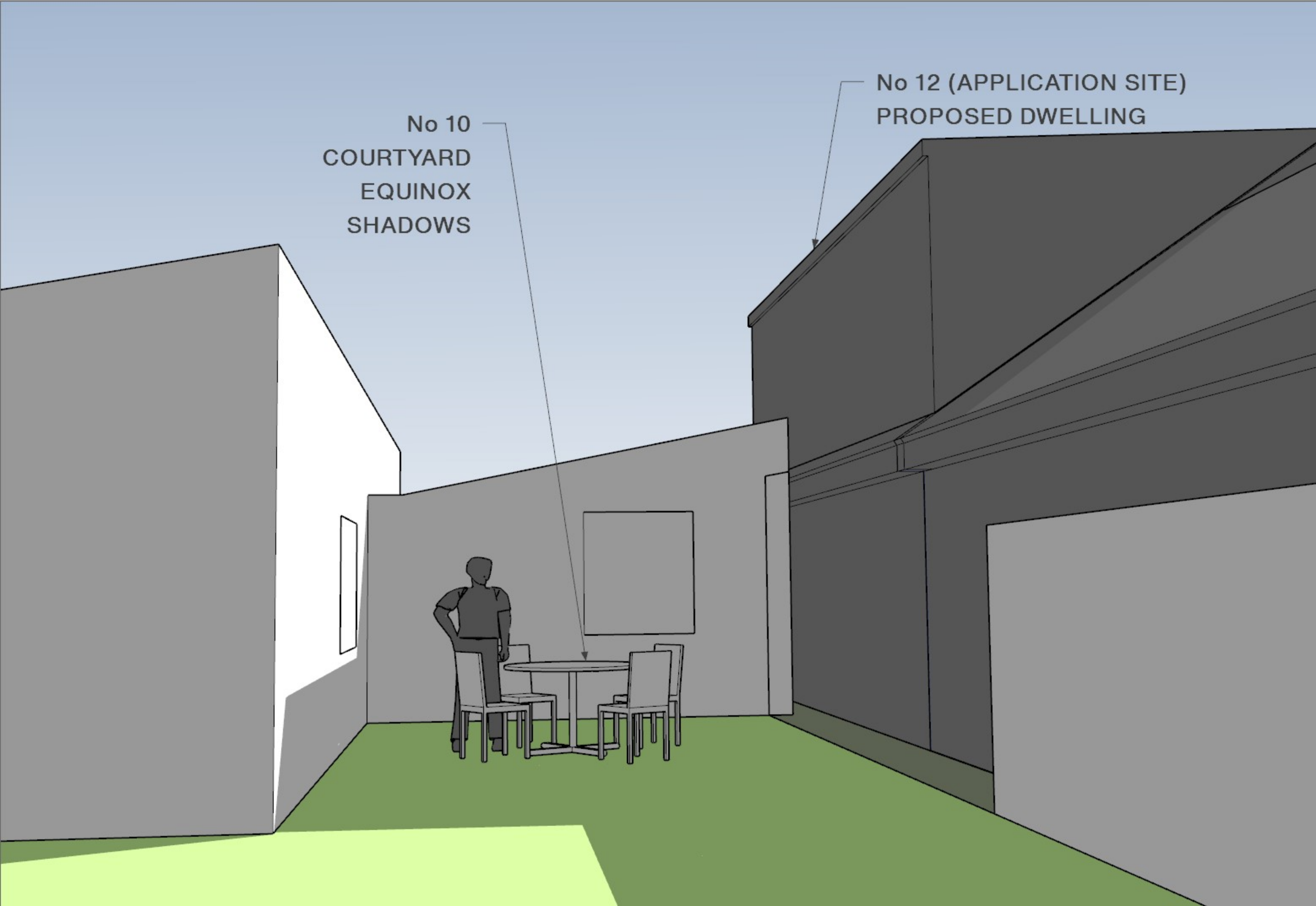
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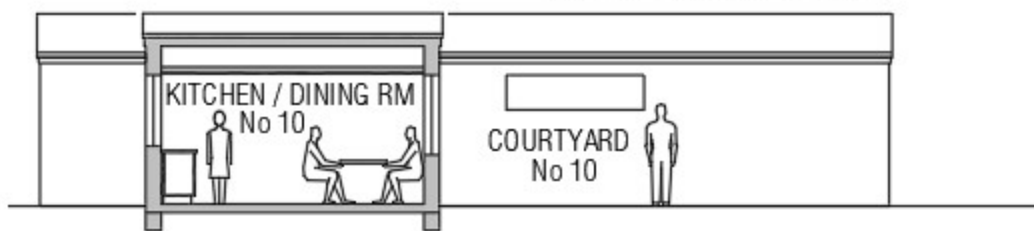


No 10
COURTYARD
EQUINOX
SHADOWS

No 12 (APPLICATION SITE)
PROPOSED DWELLING



EXISTING DWELLING AT No 12



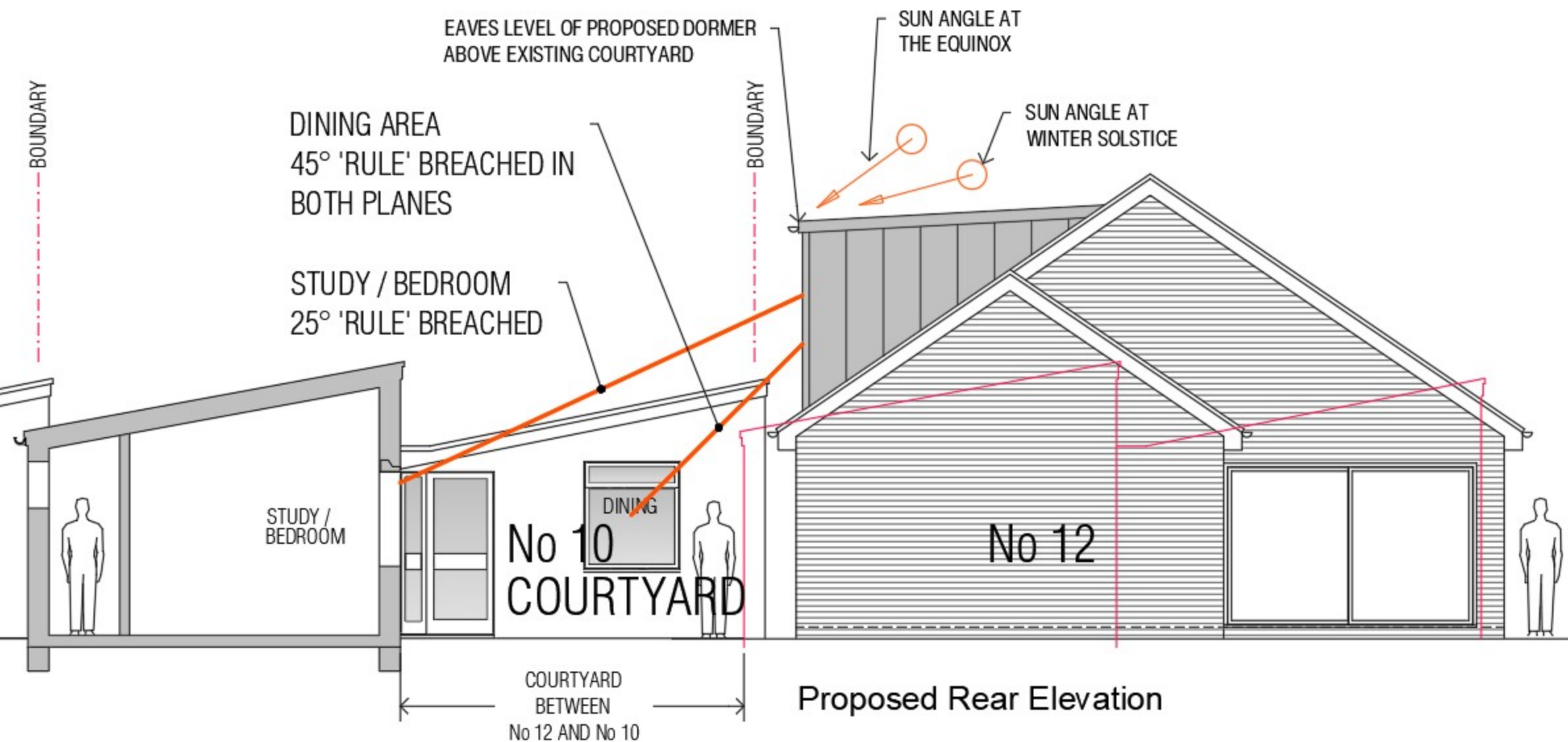
EXISTING / BEFORE - FACING SOUTH

NEW/REPLACEMENT DWELLING AT No 12



Proposed Side Elevation

PROPOSED / AFTER - FACING SOUTH



SECTIONAL ELEVATION (FACING EAST)