

## To Members of the Planning Committee

Cllr Adelson

Cllr. Bale

Cllr. Beck

Cllr. Gillard

Cllr. Holdcroft

Cllr. Kneebone

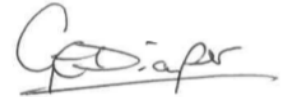
Cllr. Leach

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 6<sup>th</sup> December at 5.30pm**



Greg Diaper

Town Clerk

1<sup>st</sup> December 2023

### 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 30 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

#### 486. Apologies

#### 487. 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.

#### 488. 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.



- 489. To agree and approve the minutes of the meeting held 22<sup>nd</sup> November 2023**
- 490. To note intentions to undertake works to trees in the conservation area (TCA).**
- 491. To comment on applications to trees with a Tree Preservation Order (TPO).**
- 492. To comment on applications for planning permission.**
- 493. To note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported.**
- 494. To note the current consultations being undertaken by East Suffolk Council.**
- 495. Closure.**

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 22<sup>nd</sup> November 2023** at **5.30pm**

**Councillors:**

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

Apologies: S Bale, M Kneebone and R Leach.

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

**439. Apologies for Absence**

Apologies for absence had been received from Councillors Bale, Kneebone and Leach.

**440. To receive Declarations of Interest**

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

**441. Public Question Time.**

A member of the public spoke to their objection of planning application DC/23/3608/FUL - 78 Victoria Road.

**442. To agree and approve the Minutes of the meeting held on 8<sup>th</sup> November 2023**

The minutes of the Planning Committee meeting held 8<sup>th</sup> November 2023 were approved.

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

The Committee noted the following applications:

DC/23/4298/TCA - 17 Lanyard Place New Street Woodbridge Suffolk IP12 1FE

DC/23/4300/TCA - 8 Ipswich Road Woodbridge Suffolk IP12 4BU

DC/23/4247/TCA - 12 Warren Hill Road Woodbridge Suffolk IP12 4DU – WTC request that the applicant submit a report confirming the statement that the

tree is diseased in order that the East Suffolk Council Tree Officer can make a qualified decision.

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

No applications for discussion.

**445. To comment on applications for planning permission**

The Council agreed their comment as set out below:-

DC/23/4077/FUL - 4 Church Street Woodbridge Suffolk IP12 1DJ	WTC recommend approval subject to the comments by the ESC Design and Conservation Officer being included as a condition of potential planning approval, namely the retention of 'BANK' across the doorway.
DC/23/3933/LBC - 45 Seckford Street Woodbridge Suffolk IP12 4LZ	WTC recommend approval.
DC/23/4078/LBC - 4 Church Street Woodbridge Suffolk IP12 1DJ	WTC recommend approval subject to the comments by the ESC Design and Conservation Officer being included as a condition of potential planning approval, namely the retention of 'BANK' across the doorway.
DC/23/3608/FUL - 78 Victoria Road Woodbridge Suffolk IP12 1EL	See separate document attached.
DC/23/4210/LBC - Westmorland Cottage 2 - 4 Drybridge Hill Woodbridge Suffolk IP12 4HB	WTC agree with the opinion of the ESC Design and Conservation Officer regarding the proposed works to the windows, and therefore recommend refusal of this application.
DC/23/4407/FUL - 32 Ransom Road Woodbridge Suffolk IP12 4JU	WTC recommend approval.

**446. 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.

**447. Closure**

The meeting was closed at 6.27pm.

Councillor Sanders  
Chair

DRAFT



24<sup>th</sup> November 2023

Eleanor Attwood  
Planner (Development Management)  
East Suffolk Council  
East Suffolk House  
Station Road  
Melton  
Suffolk  
IP12 1RT

Dear Eleanor,

**Re: DC/23/3608/FUL | Construction of a new two storey detached one bedroom dwelling. Land to the south west of Wilderness Lane, Woodbridge | 78 Victoria Road Woodbridge Suffolk IP12 1EL**

Please see below the updated response from the Woodbridge Town Council Planning Committee following the submission by the applicant of amended drawings and Design document regarding DC/23/3608/FUL - 78 Victoria Road:

### **78 Victoria Road**

#### **REASONS FOR A REFUSAL RECOMMENDATION**

##### **GENERAL**

The application is for a separate dwellinghouse. In the July 2023 decision notice for the previous application for a single storey annex on this precise site Condition 4, detailed below specifically referred to any such application (see bold text)

4. The hereby permitted annex shall not be occupied or let as a separate dwelling but shall be used only for purposes incidental to the use of the dwellinghouse to which it relates or for occupation by a relative, employee or parent of the householder or his/her spouse. **Reason: The**



#### **WOODBRIDGE TOWN COUNCIL**

Town Clerk: Mr G E Diaper

Shire Hall, Market Hill, Woodbridge, Suffolk IP12 4LP

Telephone: 01394 383599 | Email: [townclerk@woodbridge-suffolk.gov.uk](mailto:townclerk@woodbridge-suffolk.gov.uk) | Website: [woodbridge-suffolk.gov.uk](http://woodbridge-suffolk.gov.uk)

**development is not such that the local planning authority would be prepared to approve as a separate dwellinghouse in its own right.**

## **SPECIFIC**

### *ACCESS*

- a) The access remains limited to an unlit unpaved soil path to the west and unpaved rutted private road to the east. The amended application thus does not accord with SCLP 11.1 a) as it neither adopt the principles of a dementia friendly design nor provide a safe inclusive access to the property.
- b) The access does not permit emergency vehicles to reach the front of the property.
- c) The amended application development is not easily accessed by the sole connection outside the site, Wilderness Lane as it is not able to be used by all regardless of age, mobility and disability and thus not comply with SCLP 11.1 g).
- d) The collection of waste proposed is on Fitzgerald Road, some 75m up an unlit soil path with an inadequate area there to place the bins for collection without impairing access along the public footpath. This is not in accordance with SCLP 11.1 c) j).

### *LOCAL CONTEXT AND FORM*

The overall scale and character do not accord with SCLP 11.1 c) i) as it does not clearly demonstrate the development as a whole responds to local context and form of surrounding buildings.

Assessment is impacted by the amended application drawing 0109 ND003A and the amended Design document 0109-ND006 (rev A) November 2023 being inconsistent in proposed boundary treatment to Wilderness Lane. The Design document on page 12 has a Street Scene illustration, as proposed, showing a continuous single skin 3m high brick wall with no piers or buttressing. The amended drawing elevation drawing shown a low wall with a fence atop to a similar overall height. Further the proposed fence to the adjacent property 76 Victoria Road is around 3.5m high. Notwithstanding the application's inconsistency neither of these above features are not well related to the surroundings and thus are not in compliance with SCLP 11.1.c) iii), SCLP 11.5c) on height, SCLP 11.5 d) on boundary treatment.

The application contravenes SCLP5.7b in that it is neither well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, not does it incorporate landscaping appropriate to mitigate any potential impacts or to enhance the appearance of the site.

The amended layout does not accord with SCLP 11.1 c) ii) or SCLP 11.5 c) in that it does not fit in well with the existing neighbourhood building layout (in consented form). As noted above the very tall boundary wall/fence abuts directly onto the public pathway. Further the amended building wall is 1m from that boundary whereas other buildings in close proximity at the rear of nos. 72 and 74 Victoria Road are over 3.5m and 4.5m respectively from the unpaved public path

and road. Such a distance is maintained for all dwelling fronting Wilderness Lane within 200m of the proposed development.

The layout and access to the proposed development does not respond to the way people and vehicles move around external to the existing consented form of buildings as any vehicle driven as close as possible to the property will block the road and public pathway up from Sun Lane and has not means of turning. The road from Sun Lane is locally restricted in width due to telegraph poles to around 2.2m.

The amended overall development does not preserve or enhance the conservation area as required by SCLP 11.5 b) and this view is consistent with ESC Design and Conservation officer conclusion that this application harms the character and significance of the Woodbridge Conservation Area.

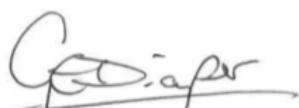
The development does not retain and/or enhance this existing landscape natural and semi-natural features on site in that trees and sheltered area for neighbours will be lost which is not in accordance with SCLP 11.1d).

The development does not protect the amenity of the wider environment and neighbouring uses as it severely encroaches on the urban woodland environment of the adjacent public path. It is thus not in accordance with SCLP 11.1e). Further the woodland present on the site may host protected species including bats as noted by ESC Ecology officer. Woodbridge Town Council recommend that prior to determination of the application and a survey for such species by a suitable qualified ecologist be sought from the applicant.

#### *PRIVACY*

The upper section of window to the northern aspect may reduce the privacy of the garden of the Wilderness on Pitches Road unless obscured glass is a requirement. Notwithstanding that the outlook from that garden is altered and there would be light spillage pollution onto it and Wilderness Lane path which is not in accordance with SCLP 11.2 a) and f).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G E Diaper', with a horizontal line underneath.

Mr G E Diaper  
Town Clerk



### **Item 490**

#### **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.

<a href="#">DC/23/4551/TCA - 26 Ipswich Road</a>	Expiry Date: Mon 18 Dec 2023
<a href="#">Woodbridge Suffolk IP12 4BU</a>	Determination Date: Mon 08 Jan 2024
T1 Sycamore - Fell tree due to poor position under two established Oak trees.	

<a href="#">DC/23/4588/TCA - 34 Seckford Street</a>	Expiry Date: Thu 21 Dec 2023
<a href="#">Woodbridge Suffolk IP12 4LY</a>	Determination Date: Wed 10 Jan 2024
T001 Bay Tree, located above and close the rear right hand corner of the property, reduce the crown all round by 3m. Work to manage crown spread in relation to properties.	

### **Item 491**

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

No applications to report.

### **Item 492**

#### **To comment on applications for planning permission:**

<a href="#">DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF</a>	Expiry Date: Fri 15 Dec 2023
	Determination Date: Wed 03 Jan 2024
<p>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<sup>2</sup> and positioned to the East of the existing driveway.</p> <p>Please note: A separate planning application has been submitted for the retention of 4no. timber garden features on the North &amp; West boundaries (refer to numbers 1,2,3&amp;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.</p>	

<a href="#">DC/23/4527/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF</a>	Expiry Date: Tue 02 Jan 2024
	Determination Date: Mon 22 Jan 2024
Retrospective Application - Retention of 4no. timber garden features on the North and West boundaries	

<a href="#">DC/23/4469/VOC - 32 Thoroughfare Woodbridge Suffolk IP12 1AQ</a>	Expiry Date: Tue 02 Jan 2024
	Determination: Tue 16 Jan 2024
Variation of Condition No. 2 of DC/20/2417/FUL - Demolition of existing dwelling and associated garage structure. Erection of replacement dwelling - To substitute amended plans to respond to elevational changes	

## Item 493

**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	
31.01.23	DC/23/0209/FUL - 23 Thoroughfare Woodbridge Suffolk IP12 1AA	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	
28.06.23	DC/23/2276/FUL - 5 Woolnough Road Woodbridge Suffolk IP12 1HJ	Approval	Application Permitted	Delegated Decision
28.06.23	DC/23/2222/FUL - 5 Dukes Meadow Woodbridge Suffolk IP12 4DR	Approval	Awaiting decision	
28.06.23	DC/23/2342/FUL - The Galley 21 Market Hill Woodbridge Suffolk IP12 4LX	Approval	Application Permitted	Delegated Decision
28.06.23	DC/23/2343/LBC - The Galley 21 Market Hill Woodbridge Suffolk IP12 4LX	Approval	Application Permitted	Delegated Decision
23.08.23	DC/23/2222/FUL - 5 Dukes Meadow Woodbridge Suffolk IP12 4DR	Approval	Awaiting decision	
23.08.23	DC/23/2929/TEL - Wood Bridge Land At Manor Farm Grundisburgh Road Woodbridge Suffolk IP12 4LQ	No Comment	Awaiting decision	
23.08.23	DC/23/2786/FUL - Units 4 And 5, East Bank House, 9 Tide Mill Way, Woodbridge, Suffolk IP12 1BY	No Comment	Awaiting decision	
06.09.23	DC/23/2786/FUL - Units 4 And 5, East Bank House, 9 Tide Mill Way, Woodbridge, Suffolk IP12 1BY	Refusal	Awaiting decision	
06.09.23	DC/23/3311/FUL - Westerley Prentices Lane Woodbridge Suffolk IP12 4LF	Approval	Awaiting decision	
20.09.23	DC/23/2276/FUL - 5 Woolnough Road Woodbridge Suffolk IP12 1HJ	Approval	Application Permitted	Delegated Decision
20.09.23	DC/23/3347/FUL - 1 Tide Mill Way Woodbridge Suffolk IP12 1BY	Approval	Awaiting decision	

20.09.23	DC/23/3348/LBC - 1 Tide Mill Way Woodbridge Suffolk IP12 1BY	Approval	Awaiting decision	
20.09.23	DC/23/3358/LBC - 39 New Street Woodbridge Suffolk IP12 1DZ	Approval	Application Permitted	Delegated Decision
04.10.23	DC/23/3582/FUL - Offices Garden Centre Cumberland Street Woodbridge Suffolk IP12 4AF	Approval	Application Permitted	Delegated Decision
18.10.23	DC/23/3608/FUL - 78 Victoria Road Woodbridge Suffolk IP12 1EL	Refusal	Awaiting decision	
18.10.23	DC/23/3724/FUL - 26 Grundisburgh Road Woodbridge Suffolk IP12 4HG	Approval	Application Permitted	Delegated Decision
18.10.23	DC/23/3840/FUL - 23 Market Hill Woodbridge Suffolk IP12 4LX	Refusal	Awaiting decision	
18.10.23	DC/23/3841/LBC - 23 Market Hill Woodbridge Suffolk IP12 4LX	No	Awaiting decision	
18.10.23	DC/23/3879/LBC -2 Market Hill Woodbridge Suffolk IP12 4LR	Comment	Awaiting decision	
18.10.23	DC/23/3770/FUL - 18 Hasketon Road Woodbridge Suffolk IP12 4JS	Approval	Awaiting decision	
18.10.23	DC/23/3770/FUL - 18 Hasketon Road Woodbridge Suffolk IP12 4JS	Approval	Application Permitted	Delegated 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/23/3805/FUL - Woodbridge Service Station A12 Southbound Woodbridge Suffolk IP12 4LQ	Approval	Awaiting decision	
08.11.23	DC/23/3929/FUL - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	Approval	Awaiting decision	
08.11.23	DC/23/3930/LBC - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	Approval	Awaiting decision	
08.11.23	DC/23/3745/FUL - Angel House 27 - 29 Angel Lane Woodbridge Suffolk IP12 4NG	Approval	Awaiting decision	
08.11.23	DC/23/3746/LBC - Angel House 27 - 29 Angel Lane Woodbridge Suffolk IP12 4NG	Approval	Awaiting decision	
08.11.23	DC/23/0823/LBC - 11A St Johns Street Woodbridge Suffolk IP12 1EB	Approval	Awaiting decision	
08.11.23	DC/23/4153/FUL - 4 Bridgewood Road Woodbridge Suffolk IP12 4HA	Approval	Awaiting decision	
22.11.23	DC/23/4077/FUL - 4 Church Street Woodbridge Suffolk IP12 1DJ	Approval	Awaiting decision	
22.11.23	DC/23/3933/LBC - 45 Seckford Street Woodbridge Suffolk IP12 4LZ	Approval	Awaiting decision	
22.11.23	DC/23/4078/LBC - 4 Church Street Woodbridge Suffolk IP12 1DJ	Approval	Awaiting decision	
22.11.23	DC/23/3608/FUL - 78 Victoria Road Woodbridge Suffolk IP12 1EL	Approval	Awaiting decision	
22.11.23	DC/23/4210/LBC - Westmorland Cottage 2 - 4 Drybridge Hill Woodbridge Suffolk IP12 4HB	Refusal	Awaiting decision	
22.11.23	DC/23/4407/FUL - 32 Ransom Road Woodbridge Suffolk IP12 4JU	Refusal	Awaiting decision	
		Approval	Awaiting decision	

## **Item 494**

### **To note the consultations being undertaken by East Suffolk Council.**

East Suffolk Council publish via its website a list of the current and former public consultations for which it is seeking comment:

<https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/planning-policy-consultations/>

There are currently two consultations which may be of interest to this Committee, and in order that qualified discussion can be held at the Committee's meeting on December 19<sup>th</sup>, the link's for these are provided below.

<b>Consultation</b>	<b>Description</b>	<b>Start</b>	<b>End</b>
<a href="#">Healthy Environments Supplementary Planning Document</a>	The document provides guidance on creating healthier built environments. The consultation seeks feedback on the detailed planning guidance.	15-11-2023	10-01-2024
<a href="#">Rural Development Supplementary Planning Document</a>	The document provides guidance on development in rural areas. The consultation seeks feedback on the detailed planning guidance.	15-11-2023	10-01-2024

**Members are asked to note the consultations being undertaken by East Suffolk Council.**