

To Members of the Planning Committee

Cllr Adelson

Cllr. Bale

Cllr. Beck

Cllr. Gillard

Cllr. Holdcroft

Cllr. Kneebone

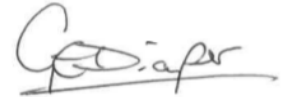
Cllr. Leach

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 8th November at 5.30pm**



Greg Diaper

Town Clerk

3rd November 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

403. Apologies

404. 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.

405. 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.

406. To agree and approve the minutes of the meeting held 18th October 2023



- 407. To note intentions to undertake works to trees in the conservation area (TCA).**
- 408. To comment on applications to trees with a Tree Preservation Order (TPO).**
- 409. To comment on applications for planning permission.**
- 410. To note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported.**
- 411. To consider a response to the Planning Authority regarding AP/23/0055/REFUSE.**
- 412. To agree Members to attend the SALC 'Local Council Conference'.**
- 413. Closure.**

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 18th October 2023** at **5.30pm**

Councillors:

Present: D Adelson, S Bale, E O’Nolan, R Leach and R Sanders.

Apologies: E Beck, G Holdcroft, P Gillard, M Kneebone and N Phipps.

In Attendance: Town Clerk and two members of the public.

365. Apologies for Absence

Apologies for absence had been received from Councillors Beck, Holdcroft, Gillard, Kneebone and Phipps.

366. To receive Declarations of Interest

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

367. Public Question Time.

No members of the public present wished to speak at this time.

368. To agree and approve the Minutes of the meeting held on 4th October 2023

The minutes of the Planning Committee meeting held 4th October 2023 were approved.

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

The Committee noted the following application:

DC/23/3824/TCA - 24 Cumberland Street Woodbridge Suffolk IP12 4AB

The Committee made the following comment for application DC/23/3709/TCA - Old Customs Cottage 5A Quay Street Woodbridge Suffolk IP12 1BX

Woodbridge Town Council request that the East Suffolk Council Tree Officer consider the trees proposed for felling for a Tree Protection Order. We consider the reason provided for felling to be insufficient – a low amenity value is better than none, and the reasons provided are not supported by any arboricultural evidence. The Committee also request that better plans and photos of the trees proposed for removal be provided.

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

The Council agreed their comment as set out below:-

No applications to report.

371. To comment on applications for planning permission

The Council agreed their comment as set out below:-

DC/23/3608/FUL - 78 Victoria Road Woodbridge Suffolk IP12 1EL	See separate submission attached.
DC/23/3724/FUL - 26 Grundisburgh Road Woodbridge Suffolk IP12 4HG	WTC recommend approval.
DC/23/3840/FUL - 23 Market Hill Woodbridge Suffolk IP12 4LX	WTC note the comments made in Pre-Application Advice (DC/22/4239/PREAPP) and the concern therein at the loss of commercial use floor area. The application still results in a significant reduction of commercial premises at the property and thus for the Market Square and we recommend refusal of the application on that basis.
DC/23/3841/LBC - 23 Market Hill Woodbridge Suffolk IP12 4LX	No comment
DC/23/3879/LBC -2 Market Hill Woodbridge Suffolk IP12 4LR	WTC recommend approval.
DC/23/3770/FUL - 18 Hasketon Road Woodbridge Suffolk IP12 4JS	WTC recommend approval.

372. 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.

373. Closure

The meeting was closed at 6.26pm.

Councillor Sanders
Chair

DRAFT

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 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 is limited to an unlit unpaved soil path to the west and unpaved rutted private road to the east. The design thus does not accord with SCLP 11.1 a) as it does not adopt the principles of a dementia friendly design or 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 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 80m 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. The material finishes are out of context to the surrounding buildings in their original consented form.

The materials finishes proposed are inappropriate to the local context and thus do not accord with SCLP c) v). They do not compliment the character of the conservation area and thus are not in accord with SCLP 11.5 e).

The 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 layout (in consented form) as it abuts directly, within 300mm, of the public pathway. 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 and 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 height and massing of the development does not relate to any permitted domestic dwelling in its surroundings and thus is not in accordance with SCLP11.1c) iii)

The relationship between the development and wider street scene does not respond to the local context and is thus not in accordance with SCLP c) iv) and does not preserve or enhance the conservation area as required by SCLP 11.5 b)

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).

PRIVACY

The height of the development and upper windows to the northern aspect will reduce the privacy of the garden of the Wilderness on Pytches Road, the outlook from that garden and cause light spillage pollution onto it and Wilderness Lane path which is not in accordance with SCLP 11.2 a) and f).

Item 407

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/23/4018/TCA - Garden House 3A Pytches Road Woodbridge Suffolk IP12 1EP	Expiry Date: Wed 08 Nov 2023
	Determination Date: Thu 23 Nov 2023
Ino. Maple (marked on plan) - Fell Ino. Elm (marked on plan) - Fell	

DC/23/4141/TCA - 11 Seckford Street Woodbridge Suffolk IP12 4LY	Expiry Date: Thu 16 Nov 2023
	Determination Date: Thu 07 Dec 2023
Ino. Robinia (T1 on plan) - Crown reduce by 1 metre	

Item 408

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

DC/23/4119/TPO - 5 Dukes Park Woodbridge Suffolk IP12 4DD	Expiry Date: Thu 16 Nov 2023
	Determination Date: Tue 19 Dec 2023
A1 of TPO No. 78 / 1967 2no. Oak (T1 on plan) - Reduce side branches growing towards lawn by 2.5 metres Ino. Oak (T2 on plan) - Reduce side branches growing towards lawn by 4 metres Ino. Sweet chestnut (T3 on plan) - Remove 6 largest stems Ino. Oak (T4 on plan) - Reduce side branches growing over lawn by 3 metres Ino. Oak (T5 on plan) - Crown raise 4 lowest branches over road by 3 metres	

Item 409

To comment on applications for planning permission:

DC/22/1359/FUL - 1 St Johns Street Woodbridge Suffolk IP12 1EB	Expiry Date: Mon 06 Nov 2023
	Determination Date: Tue 31 May 2022
Change of use of first and second floors from offices to 2no. residential apartments	

DC/22/1360/LBC - 1 St Johns Street Woodbridge Suffolk IP12 1EB	Expiry Date: Mon 06 Nov 2023
	Determination Date: Tue 31 May 2022
Change of use of first and second floors from offices to 2no. residential apartments	

DC/23/3805/FUL - Woodbridge Service Station A12 Southbound Woodbridge Suffolk IP12 4LQ	Expiry Date: Wed 08 Nov 2023
	Determination Date: Mon 11 Dec 2023
Provision of EVC hub and associated works	

DC/23/3929/FUL - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	Expiry Date: Thu 16 Nov 2023
	Determination Date: Wed 13 Dec 2023
Change of use from Commercial Offices to retail and residential with new timber framed single storey extension to replace existing rear extension	

DC/23/3930/LBC - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	Expiry Date: Thu 16 Nov 2023
	Determination Date: Wed 13 Dec 2023
Listed Building Consent - Change of use from Commercial Offices to retail and residential with new timber framed single storey extension to replace existing rear extension	

DC/23/3745/FUL - Angel House 27 - 29 Angel Lane Woodbridge Suffolk IP12 4NG	Expiry Date: Thu 16 Nov 2023
	Determination Date: Wed 13 Dec 2023
Single storey rear extension to form Garden Room, first floor rear extension to form additional bedroom with en-suite. Replacement windows & attic dormers, new garden wall with gate & railings. Internal alterations including replacement staircase.	

DC/23/3746/LBC - Angel House 27 - 29 Angel Lane Woodbridge Suffolk IP12 4NG	Expiry Date: Thu 16 Nov 2023
	Determination Date: Wed 13 Dec 2023
Listed Building Consent - Single storey rear extension to form Garden Room, first floor rear extension to form additional bedroom with en-suite. Replacement windows & attic dormers, new garden wall with gate & railings. Internal alterations including replacement staircase.	

DC/23/0823/LBC - 11A St Johns Street Woodbridge Suffolk IP12 1EB	Expiry Date: Thu 16 Nov 2023
	Determination Date: Thu 27 Apr 2023
Listed Building Consent - Insertion of four upvc windows at rear. A replacement for four now in bad state of repair	

DC/23/4153/FUL - 4 Bridgewood Road Woodbridge Suffolk IP12 4HA	Expiry Date: Tue 21 Nov 2023
	Determination Date: Thu 21 Dec 2023
Demolition of existing rear conservatory, two storey rear and side extension, internal refurbishment and alterations - external landscaping to rear garden	

Item 410

To note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported.

To follow.

Item 411

To consider a response to the Planning Authority regarding AP/23/0055/REFUSE.

Uploaded to SharePoint is a document regarding the decision made by East Suffolk Council for planning application [DC/21/4557/FUL](#), and a subsequent request to the Secretary of State.

This Committee recommended refusal of the original application at its October 2021 meeting, and again refused the amended application in November 2021 – both comments are available on the portal (link above).

In line with the document, WTC are provided the opportunity to make additional comments or modify or withdraw previous further to appellant's statement which can be viewed by following the links on the document.

Members are asked to consider a response to the Planning Authority regarding AP/23/0055/REFUSE.

Item 412

To agree Members to attend the SALC 'Local Council Conference'.

The Suffolk Association of Local Council's are organising the following conference later in November:



'With a packed programme covering topics such as planning, highways and accessing local data about your community you are encouraged to book tickets for the largest in-person event for parish and town councils and parish meetings in Suffolk in 2023.'

Join SALC on Wednesday 29th November at The Hold, Ipswich for our first face-to-face event since the pandemic, providing members the opportunity to engage with a range of stakeholders, learn about changes linked to their role and connect with others at this major SALC networking event.

This all day event is open to all our member councils and focusses on some of the main issues many local councils raise with us through our networks.

Whilst we have secured sponsorship to cover the majority of the costs of this event, there will be a small charge per delegate of £15 +VAT to cover refreshments including lunch'.

As the event will feature a 'Planning Update', this Committee are asked to put forward Members to attend.