

To Members of the Planning Committee

Cllr Adelson

Cllr. Bale

Cllr. Beck

Cllr. Gillard

Cllr. Holdcroft

Cllr. Kneebone

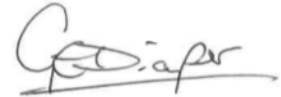
Cllr. Leach

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 10th January at 5.30pm**



Greg Diaper

Town Clerk

5th January 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

565. Apologies

566. 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.

567. 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.



- 568. To agree and approve the minutes of the meeting held 19th December 2023**
- 569. To note intentions to undertake works to trees in the conservation area (TCA).**
- 570. To comment on applications to trees with a Tree Preservation Order (TPO).**
- 571. To comment on applications for planning permission.**
- 572. To note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported.**
- 573. To nominate a Councillor to attend the Planning Forum for Town and Parish Councils.**
- 574. Closure.**

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 6th December 2023** at **5.30pm**

Councillors:

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

Apologies: E Beck, G Holdcroft and M Kneebone.

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

534. Apologies for Absence

The Committee agreed to approve the absence of Cllrs Beck, Holdcroft, and Kneebone.

535. To receive Declarations of Interest

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

536. Public Question Time.

A member of the public spoke to the Committee regarding their objection to planning application DC/23/4527/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF.

537. To agree and approve the Minutes of the meeting held on 6th December 2023

The minutes of the Planning Committee meeting held 6th December 2023 were approved.

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

The Committee noted the following applications:

- DC/23/4692/TCA - 65A Thoroughfare Woodbridge Suffolk IP12 1AH
- DC/23/4696/TCA - 2 St Annes School House Crown Place Woodbridge Suffolk IP12 1BU

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

No applications for discussion.

540. To comment on applications for planning permission

The Council agreed their comment as set out below:-

<p>DC/23/4549/LBC - 18 Theatre Street Woodbridge Suffolk IP12 4NE</p>	<p>It was agreed to defer a decision on this application in order to request an extension to allow the Committee to consider the comments of ESC Design and Conservation Officer (which had not been uploaded to the portal at the time of the meeting).</p>
<p>DC/23/4548/FUL - 18 Theatre Street Woodbridge Suffolk IP12 4NE</p>	<p>It was agreed to defer a decision on this application in order to request an extension to allow the Committee to consider the comments of ESC Design and Conservation Officer (which had not been uploaded to the portal at the time of the meeting).</p>
<p>DC/23/4613/FUL - 12 Kingston Farm Road Woodbridge Suffolk IP12 4BD</p>	<p>WTC recommend approval.</p>
<p>DC/23/4716/FUL - The Carriage House Cumberland Street Woodbridge Suffolk IP12 4AB</p>	<p>WTC recommend approval.</p>
<p>DC/23/4527/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF</p>	<p>Further to the submission of the ESC Senior Design and Conservation Officers report, and recent neighbour objections being uploaded to the Planning Portal, WTC revises its recommendation to refusal.</p> <p>WTC considers that the further documentation indicates the proposed outbuilding is of a height and mass which impacts upon the Listed Building, the immediate neighbour at 44 Chapel Street, and the Woodbridge Conservation Area as a whole.</p>

	<p>WTC view that the application contravenes the following policies of the Suffolk Coastal Local Plan:</p> <ul style="list-style-type: none"> - SCLP11.1: Design Quality c iii. and iv. - SCLP11.4: Listed Buildings b and c. - SCLP11.5: Conservation Areas b and c. - SCLP5.7: Infill and Garden Development b and c. <p>WTC also note that the plans do not provide for a turning space for vehicles that enter and leave the proposed outbuilding – further garden area would be lost in order to achieve access.</p>
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541. 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.

542. To note the current consultations being undertaken by East Suffolk Council

The Town Clerk and Chair were mandated to respond to the Planning Authority regarding the Healthy Environments Supplementary Planning Document, focussing on the Committees concern that un-occupied properties in town centres does not promote healthy towns.

The Committee agreed not to respond to the Rural Development Supplementary Planning Document.

543. To nominate a Member to attend the Sizewell C Forum.

The Committee agreed that Cllr. Sanders should attend the Sizewell C Forum.

544. Closure

The meeting was closed at 6.48pm.

Councillor Sanders
Chair

DRAFT

Item 569

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.

No applications to report.

Item 570

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

No applications to report.

Item 571

To comment on applications for planning permission:

DC/23/4548/FUL - 18 Theatre Street	Expiry Date: Tue 09 Jan 2024
Woodbridge Suffolk IP12 4NE	Determination: Thu 25 Jan 2024
Erection of a single storey garden room, replacing the existing conservatory, minor internal works, new stair and window replacement. Other alterations include: Replacement of windows and external doors, Non-structural internal works and decoration. New kitchen and bathroom, New patio / raised to be level with lower ground floor;; 'Tidying up' the existing external pipework; Re-opening the oculus window; Replacement of the existing glazed front door; Alteration to outbuilding; Removal and replacement of internal partition walls Replacement of the first-floor ceiling; Installation of new electrics; Loft hatch replacement;	

DC/23/4549/LBC - 18 Theatre Street	Expiry Date: Tue 09 Jan 2024
Woodbridge Suffolk IP12 4NE	Determination Date: Thu 25 Jan 2024
Listed Building Consent - Erection of a single storey garden room, replacing the existing conservatory, minor internal works, new stair and window replacement. Other alterations include: Replacement of windows and external doors, Non-structural internal works and decoration. New kitchen and bathroom, New patio / raised to be level with lower ground floor;; 'Tidying up' the existing external pipework; Re-opening the oculus window; Replacement of the existing glazed front door; Alteration to outbuilding; Removal and replacement of internal partition walls Replacement of the first-floor ceiling; Installation of new electrics; Loft hatch replacement;	

DC/23/4469/VOC - 32 Thoroughfare Woodbridge Suffolk IP12 1AQ	Expiry Date: Thu 18 Jan 2024
	Determination Date: Tue 16 Jan 2024
<p>Variation of Condition No. 2; 8 and 12 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; remove leisure restriction on roof terrace and amend timeframe for implementation of landscaping.</p>	

DC/23/4836/FUL - 29 Seckford Street Woodbridge Suffolk IP12 4LY	Expiry Date: Thu 01 Feb 2024
	Determination Date: Mon 12 Feb 2024
<p>Conversion of attic space into an office with inclusion of 3no rear facing rooflights, installation of further rooflight at second floor rear bedroom and replacement of UPVC window. Installation of Photovoltaic panels.</p>	

DC/23/4837/LBC - 29 Seckford Street Woodbridge Suffolk IP12 4LY	Expiry Date: Thu 01 Feb 2024
	Determination Date: Mon 12 Feb 2024
<p>Listed Building Consent - Conversion of attic space into an office with inclusion of 3no rear facing rooflights, installation of further rooflight at second floor rear bedroom and replacement of UPVC window. Installation of Photovoltaic panels.</p>	

DC/23/4888/FUL - 4 Bridgewood Road Woodbridge Suffolk IP12 4HA	Expiry Date: Fri 26 Jan 2024
	Determination Date: Thu 15 Feb 2024
<p>Single storey rear extension and two storey side extension - minor internal alterations</p>	

DC/24/0021/CLE - The Old Granary Cottage The Granary Tide Mill Way Woodbridge Suffolk IP12 1BY	Expiry Date: Fri 26 Jan 2024
	Determination Date: Wed 28 Feb 2024
<p>Certificate of Lawful Use (Existing) - From offices to residential retrospective</p>	

Item 572

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	
23.08.23	DC/23/2222/FUL - 5 Dukes Meadow Woodbridge Suffolk IP12 4DR	Approval	Permitted	Delegated Decision
20.09.23	DC/23/3348/LBC - 1 Tide Mill Way Woodbridge Suffolk IP12 1BY	Approval	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 Comment	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/23/3805/FUL - Woodbridge Service Station A12 Southbound Woodbridge Suffolk IP12 4LQ	Approval	Permitted	Delegated 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
 22.11.23 DC/23/4077/FUL - 4 Church Street Woodbridge Suffolk IP12 1DJ
 22.11.23 DC/23/3933/LBC - 45 Seckford Street Woodbridge Suffolk IP12 4LZ
 22.11.23 DC/23/4078/LBC - 4 Church Street Woodbridge Suffolk IP12 1DJ
 22.11.23 DC/23/3608/FUL - 78 Victoria Road Woodbridge Suffolk IP12 1EL
 22.11.23 DC/23/4210/LBC - Westmorland Cottage 2 - 4 Drybridge Hill Woodbridge Suffolk IP12 4HB
 22.11.23 DC/23/4407/FUL - 32 Ransom Road Woodbridge Suffolk IP12 4JU
 06.12.23 DC/23/4527/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF
 06.12.23 DC/23/4469/VOC - 32 Thoroughfare Woodbridge Suffolk IP12 1AQ
 19.12.23 DC/23/4549/LBC - 18 Theatre Street Woodbridge Suffolk IP12 4NE
 19.12.23 DC/23/4548/FUL - 18 Theatre Street Woodbridge Suffolk IP12 4NE
 19.12.23 DC/23/4613/FUL - 12 Kingston Farm Road Woodbridge Suffolk IP12 4BD
 19.12.23 DC/23/4716/FUL - The Carriage House Cumberland Street Woodbridge Suffolk IP12 4AB
 19.12.23 DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF

Approval	Withdrawn
Approval	Awaiting decision
Approval	Awaiting decision
Approval	Awaiting decision
Refusal	Refused
Refusal	Awaiting decision
Approval	Awaiting decision
Approval	Awaiting decision
Refusal	Awaiting decision
Deferred	Awaiting decision
Deferred	Awaiting decision
Approval	Awaiting decision
Approval	Awaiting decision
Refusal	Awaiting decision

Delegated Decision

Item 573

To nominate a Member to attend the Planning Forum for Town and Parish Councils.

Officers have received the following communication from the East Suffolk Planning Team:



Planning Forum for Town and Parish Councils

Planning update



You are invited to the next Planning Forum for Town and Parish Councils, which will include an update, Q&A with Planners and the opportunity to gain further knowledge.

After feedback from previous sessions, we have decided to hold two identical sessions to minimise travel. There is no need to attend both session because they will cover the same topics.

It is highly recommended for the Clerk and up to one other representative to attend.

Wednesday 17 January at East Suffolk House, Melton IP12 1RT from 9:30am to 12:30pm.

Wednesday 24 January at Riverside, 4 Canning Road, Lowestoft NR33 0EQ from 9:30am to 12:30pm.

Members are asked to nominate a Councillor to attend the Planning Forum for Town and Parish Councils.