

To Members of the Planning Committee

Cllr Adelson

Cllr. Bale

Cllr. Beck

Cllr. Gillard

Cllr. Holdcroft

Cllr. Kneebone

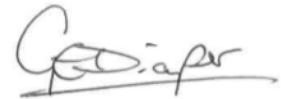
Cllr. Leach

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 20th March at 5.30pm**



Greg Diaper

Town Clerk

15th 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

719. Apologies

720. 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.

721. 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.



- 722. To agree and approve the minutes of the meeting held 21st March 2024.**
- 723. To note intentions to undertake works to trees in the conservation area (TCA).**
- 724. To comment on applications to trees with a Tree Preservation Order (TPO).**
- 725. To comment on applications for planning permission.**
- 726. To note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported.**
- 727. To note the response from the East Suffolk Council Tree Officer regarding DC/24/0085/TPO - Little Grange 3 Pytches Road Woodbridge.**
- 728. Closure.**

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 6th March 2024** at **5.30pm**

Councillors:

Present: D Adelson, S Bale, P Gillard, and R Sanders.

Apologies: E Beck, G Holdcroft, M Kneebone, R Leach, E O’Nolan and N Phipps.

In Attendance: Deputy Town Clerk and no members of the public.

689. Apologies for Absence

The Committee agreed to approve the absence of E Beck, G Holdcroft, M Kneebone, R Leach, E O’Nolan and N Phipps.

690. To receive Declarations of Interest

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

691. Public Question Time.

There were no members of the public present.

692. To agree and approve the Minutes of the meeting held on 21st February 2024

The minutes of the Planning Committee meeting held 21st February 2024 were approved.

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

Members noted application DC/24/0584/TCA - 47 And 39-43 Ipswich Road Woodbridge Suffolk IP12 4BT.

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

No applications received for discussion.

695. To comment on applications for planning permission

The Council agreed their comment as set out below:-

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|---|--|
| DC/24/0549/FUL - Deben Peace Cherry Tree Road Woodbridge Suffolk IP12 4BL | WTC recommends refusal as the Cart Lodge is not compliant to ESC Suffolk Parking Guidance 2023. |
| DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF | WTC recommends refusal. WTC considers that the recent further documentation indicates the proposed outbuilding is still of a height and mass that substantially impacts upon the Listed Building, the immediate neighbour at 44 Chapel Street, and the Woodbridge Conservation Area as a whole. Further, WTC consider the turning arrangements are inadequate and do not meet SCC requirements and any widening will further impact the listed building's setting. |
| DC/24/0457/LBC - Stones Throw Cottage 19 Station Road Woodbridge Suffolk IP12 4AU | WTC have no objection. |
| DC/24/0456/FUL - Stones Throw Cottage 19 Station Road Woodbridge Suffolk IP12 4AU | WTC have no objection. |
| DC/24/0662/FUL - 17 Bredfield Road Melton Woodbridge Suffolk IP12 1JA | WTC recommends refusal. The application does not address removal of vegetation and WTC consider the tandem parking at this location poses a safety risk to the use of the pavement. |
| DC/24/0691/FUL - 27 Hilly Fields Woodbridge Suffolk IP12 4DX | WTC recommends approval. |
| DC/24/0733/ARM - Land Off Newnham Avenue Woodbridge Suffolk | WTC recommends approval. |

696. 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.

Members also reconsidered DC/24/0120/FUL – Replacement dwelling at no 12 Kingston Road with the additional information provided and recommended no change to the previous decision.

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

Members received an update from Cllr. Sanders.

699. Closure

The meeting was closed at 6.40pm.

Councillor Sanders
Chair

Item 723

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 at this time.

Item 724

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

No applications at this time.

Item 725

To comment on applications for planning permission:

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|---|--------------------------------|
| DC/24/0745/ADI - The Duke Of York Ipswich Road Woodbridge Suffolk IP12 4BY | Expiry Date: Tue 26 Mar 2024 |
| | Determination: Wed 24 Apr 2024 |
| Illuminated Advertisement Consent - Installation of replacement signs to reflex the change of name and ownership to include 1x new panel to the existing refurbished post sign, 1x single sided post mounted directional sign (large) , 1x set of sign written house name letters, 3x sign written logos, 1x lantern and two single sided post mounted directional signs (medium) | |

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|--|--------------------------------|
| DC/24/0838/FUL - The Galley 21 Market Hill Woodbridge Suffolk IP12 4LX | Expiry Date: Thu 04 Apr 2024 |
| | Determination: Tue 30 Apr 2024 |
| Internal and external alterations, including conversion of the existing public toilets and link extension, to create a production Kitchen and staff facilities. Construction of a new public toilet facility and creation of amenity land to 1 Theatre Street. | |

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|--|--------------------------------|
| DC/24/0839/LBC - The Galley 21 Market Hill Woodbridge Suffolk IP12 4LX | Expiry Date: Thu 04 Apr 2024 |
| | Determination: Tue 30 Apr 2024 |
| Listed Building Consent - Internal and external alterations, including conversion of the existing public toilets and link extension, to create a production Kitchen and staff facilities. Construction of a new public toilet facility and creation of amenity land to 1 Theatre Street. | |

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|---|--------------------------------|
| DC/24/0739/LBC - Woodbridge Tide Mill Tide Mill Way Woodbridge Suffolk IP12 1BH | Expiry Date: Thu 04 Apr 2024 |
| | Determination: Mon 29 Apr 2024 |
| Listed Building Consent - To raise two brick piers, currently supporting two oak columns forming part of the Hurst frame. | |

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| DC/23/4549/LBC- 18 Theatre Street Woodbridge | Expiry Date: |
| 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; | Determination: |

*** See uploaded to SharePoint further information regarding this application.***

Item 726

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/23/0823/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 | Refusal | Awaiting decision | |
| 10.01.24 | DC/23/4548/FUL - 18 Theatre Street Woodbridge Suffolk IP12 4NE | No comment | Awaiting decision | |
| 10.01.24 | DC/23/4549/LBC - 18 Theatre Street Woodbridge Suffolk IP12 4NE | Refusal | Awaiting decision | |
| 10.01.24 | DC/23/4469/VOC - 32 Thoroughfare Woodbridge Suffolk IP12 1AQ | Refusal | Awaiting decision | |

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| 10.01.24 | DC/23/4836/FUL - 29 Seckford Street Woodbridge Suffolk IP12 4LY | Approval | Awaiting decision | |
| 10.01.24 | DC/23/4837/LBC - 29 Seckford Street Woodbridge Suffolk IP12 4LY | Approval | Awaiting decision | |
| 10.01.24 | DC/23/4888/FUL - 4 Bridgewood Road Woodbridge Suffolk IP12 4HA | Approval | Application Permitted | Delegated Decision |
| 10.01.24 | DC/24/0021/CLE - The Old Granary Cottage The Granary Tide Mill Way Woodbridge Suffolk IP12 1BY | Refusal | Awaiting decision | |
| 24.01.24 | DC/23/4908/FUL - 1 Upper Moorfield Road Woodbridge Suffolk IP12 4JW | Approval | Awaiting decision | |
| 24.01.24 | DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF | Refusal | Awaiting decision | |
| 07.02.24 | DC/24/0102/FUL - 22 Peterhouse Crescent Woodbridge Suffolk IP12 4HT | No objection | Application Permitted | Delegated Decision |
| 07.02.24 | DC/23/4369/LBC - 51 Theatre Street Woodbridge Suffolk IP12 4NE | Approval | Awaiting decision | |
| 07.02.24 | DC/23/4716/FUL - The Carriage House Cumberland Street Woodbridge Suffolk IP12 4AB | No objection | Awaiting decision | |
| 07.02.24 | DC/24/0120/FUL - 12 Kingston Farm Road Woodbridge Suffolk IP12 4BD | No objection | Awaiting decision | |
| 07.02.24 | DC/24/0291/FUL - 17 Moorfield Road Woodbridge Suffolk IP12 4JN | No objection | Application Permitted | Delegated Decision |
| 07.02.24 | DC/24/0176/FUL - 11 Kingston Road Woodbridge Suffolk IP12 4AY | No objection | Awaiting decision | |
| 21.02.24 | DC/22/1360/LBC - 1 St Johns Street Woodbridge Suffolk IP12 1EB | Approval | Awaiting decision | |
| 21.02.24 | DC/22/1359/FUL - 1 St Johns Street Woodbridge Suffolk IP12 1EB | Approval | Awaiting decision | |
| 21.02.24 | DC/24/0102/FUL - 22 Peterhouse Crescent Woodbridge Suffolk IP12 4HT | No objection | Application Permitted | Delegated Decision |
| 21.02.24 | DC/24/0291/FUL - 17 Moorfield Road Woodbridge Suffolk IP12 4JN | No objection | Application Permitted | Delegated Decision |
| 21.02.24 | DC/24/0354/FUL - 51 Through Duncans Woodbridge Suffolk IP12 4EA | No objection | Awaiting decision | |
| 21.02.24 | DC/24/0262/VOC - 125 Ipswich Road Martlesham Suffolk IP12 4BY | No objection | Awaiting decision | |
| 21.02.24 | DC/24/0379/FUL - Timbers Broomheath Woodbridge Suffolk IP12 4DL | No objection | Awaiting decision | |
| 21.02.24 | DC/24/0377/FUL - Tamerton 25 Warren Hill Road Woodbridge Suffolk IP12 4DU | No objection | Awaiting decision | |
| 21.02.24 | DC/24/0392/LBC - Glovers Yard Market Hill Woodbridge Suffolk | No objection | Awaiting decision | |
| 21.02.24 | DC/24/0315/LBC - Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB | No objection | Awaiting decision | |
| 21.02.24 | DC/24/0454/FUL - 47 Through Duncans Woodbridge Suffolk IP12 4EA | Refusal | Awaiting decision | |
| 06.03.24 | DC/24/0549/FUL - Deben Peace Cherry Tree Road Woodbridge Suffolk IP12 4BL | Refusal | Awaiting decision | |
| 06.03.24 | DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF | Refusal | Awaiting decision | |
| 06.03.24 | DC/24/0457/LBC - Stones Throw Cottage 19 Station Road Woodbridge Suffolk IP12 4AU | No objection | Awaiting decision | |
| 06.03.24 | DC/24/0456/FUL - Stones Throw Cottage 19 Station Road Woodbridge Suffolk IP12 4AU | No objection | Awaiting decision | |
| 06.03.24 | DC/24/0662/FUL - 17 Bredfield Road Melton Woodbridge Suffolk IP12 1JA | Refusal | Awaiting decision | |
| 06.03.24 | DC/24/0691/FUL - 27 Hilly Fields Woodbridge Suffolk IP12 4DX | Approval | Awaiting decision | |
| 06.03.24 | DC/24/0733/ARM - Land Off Newnham Avenue Woodbridge Suffolk | Approval | Awaiting decision | |

Item 727

To note the response from the East Suffolk Council Tree Officer regarding DC/24/0085/TPO - Little Grange 3 Pytches Road Woodbridge.

The Committee provided the following response to application [DC/24/0085/TPO - Little Grange 3 Pytches Road Woodbridge](#).

It was agreed to submit a holding objection subject to the receipt of a full arboricultural report relevant to this application WTC cannot support the removal of trees in the conservation area without supporting professional opinion on the condition of the trees, and details of planned replacement planning.

As requested at the meeting, the Town Clerk communicated this decision to the East Suffolk Council Tree Officer:

Dear Falcon,

The Planning Committee of Woodbridge Town Council considered application DC/24/0085/TPO - Little Grange 3 Pytches Road at their meeting last week and agreed the following:

DC/24/0085/TPO - Little Grange 3 Pytches Road Woodbridge Suffolk IP12 IEP

It was agreed to submit a holding objection subject to the receipt of a full arboricultural report relevant to this application – WTC cannot support the removal of trees in the conservation area without supporting professional opinion on the condition of the trees, and details of planned replacement planning.

This application seeks the removal of two trees and a group of trees with a TPO but provides scant information to allow for a qualified decision to be made. Further to the decision of the Committee, I have been asked to communicate the following:

- This application should not be considered (even validated) until a professional report is provided – there is no detail in the application regarding the condition of the trees and the hand drawn map is laughable.
- We respectfully request that you ask for the applicant provide an arboricultural report and inform WTC when this is available for consideration.

Best

Greg

Good morning Greg,

Thank you for your comments in regards to the TPO application at 3 Pytches Road. I have assessed the application and considered the Town Council's comments, please see the summary below.

I have confirmed that T2, T3 and T4 are all dead and do not require consent to be felled (exemption works). No replacement planting is required in the regulations for dead trees as they are in a Woodland Order. I have since requested and had confirmation from the agent that T2, T3 and T4 are removed from the application description.

This leaves the Sweet chestnut which is only to be reduced, hence the Town Council's comments relating to replacement planting no longer being applicable. The agent has ticked no to the section of the form which would trigger the need for evidence/professional report if ticked yes:

Please indicate whether the reasons for carrying out the proposed works include any of the following.

If so, your application MUST be accompanied by the necessary evidence to support your proposals ([see guidance notes for further details](#)).

Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall

- Yes
 No

Alleged damage to property - e.g. subsidence or damage to drains or drives.

- Yes
 No

I have viewed the tree and it is a large multi stem specimen with significant upper crown die back. Approximately the top 4-5 metres of the crown consists of deadwood (pruning deadwood is exempt from the need for consent). The proposed reduction to remove an additional 5-6 metres of the upper crown is intended to cut back to better quality wood i.e. remove the transitional partially decayed wood. This is in line with good arboricultural practice and is required to both address an existing elevated risk of failure and will also promote the remaining longevity of the tree. I am satisfied that the applicant has submitted the minimum level of required information and permission will be granted on the grounds of good tree management and the existing health and safety risk.

Kind regards,

Falcon Saunders | Arboricultural Officer

East Suffolk Council

07789 385937

www.eastsuffolk.gov.uk

www.eastsuffolkmeansbusiness.co.uk

As Members will be able to see on the Planning Portal, this application has now been permitted.

Members are asked to note the response from the East Suffolk Council Tree Officer regarding DC/24/0085/TPO – Little Grange 3 Pytches Road Woodbridge

