

## To Members of the Planning Committee

Cllr Adelson      Cllr. Bale      Cllr. Beck      Cllr. Gillard      Cllr. Holdcroft  
Cllr. Kneebone      Cllr. Leach      Cllr. Pegg      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 4<sup>th</sup> September at 5.30pm.**



Greg Diaper  
Town Clerk  
30<sup>th</sup> August 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

**1. Apologies**

**2. 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.

**3. 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.

**4. To agree and approve the minutes of the meeting held 21<sup>st</sup> August 2024**

**5. To note intentions to undertake work to trees in the Woodbridge Conservation Area (TCA applications).**

- 6. To comment on applications for work to trees with a Tree Preservation Order (TPO application).**
- 7. To comment on applications for planning permission in the Parish of Woodbridge.**
- 8. To note the decisions taken by East Suffolk Council on planning applications considered by this Committee.**
- 9. To consider if the Committee wishes to respond to the proposed reforms to the National Planning Policy Framework and other changes to the planning system.**
- 10. To receive a verbal update from the Chair regarding DC/24/2481/VOC.**
- 11. Closure.**

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 21<sup>st</sup> August 2024** at **5.30pm**

## **Councillors:**

Present: D Adelson, S Bale, E Beck, G Holdcroft, R Leach, N Phipps, D Pegg and R Sanders.

Apologies: P Gillard and M Kneebone.

In attendance: Town Clerk and no members of the public.

### **1. Apologies for Absence**

The Committee agreed to approve the absence of P Gillard and M Kneebone.

### **2. To receive Declarations of Interest**

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

### **3. Public Question Time.**

There were no members of the public present.

### **4. To agree and approve the Minutes of the meeting held on 7<sup>th</sup> August 2024**

The minutes of the Planning Committee meeting held 7<sup>th</sup> August 2024 were approved.

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

The Committee noted the following works to trees in the conservation area (TCA):

- DC/24/2817/TCA - The Cottage 38 Cumberland Street Woodbridge Suffolk IP12 4AD  
The committee made no comment
- DC/24/2835/TCA - St Johns Church St Johns Hill Woodbridge Suffolk IP12 1HS  
WTC are deeply concerned about the potential loss of trees in the historic centre of Woodbridge, especially the loss of the group of five yew trees

which provide an iconic churchyard scene. We believe their removal is unlikely to solve the anti-social behaviour described, instead it will be re-located elsewhere in the churchyard. Whilst the Council would prefer to see management rather than felling of these yews, we note that they are about to obstruct the footpath, and so, after some discussion, decided not to ask for a TPO on the group. We are therefore agreeable to the work listed 1-5 on the application form (and provided below).

1 - 1no. Group of Yew (marked group of 5 on plan) - Fell

2 - 1no. Group of Yew (marked group of 2 on plan) - Reduce canopy to finished radius of 2 metres and reduce height by up to 1 metre

3 - 1no. Sycamore (marked large sycamore on plan) - Prune to create a clearance of 3 metres from the church building

4 - 1no. Sycamore (marked small sycamore on plan) - Fell

5- 1no. Yew (marked yew, box on plan) - Fell

Regarding item 6 - 3no. Laurel (marked on plan) - Fell

WTC cannot see any suitable reason for the felling/ removal of the three laurel trees/bushes, and therefore request it be reconsidered. Again, the Council would prefer to see these specimens managed in order that the visual and social amenity they provide is not lost.

Furthermore, the Council will apply to the Planning Authority for an area TPO to be introduced for the entirety of the St Johns Churchyard (which is to apply to the trees remaining after the work above).

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

No applications in this period.

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

The Council agreed their comments as set out below:-

|  |  |
|--|--|
| DC/24/2484/FUL - Bliney Road Off Grove Road Grundisburgh Road Roundabout Woodbridge Suffolk IP12 4HH | Further to WTC's holding objection on this application agreed at the meeting on August 7th, the Committee considered |
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|---|---|
|   | <p>the response from Suffolk County Council Highways.</p> <p>Whilst WTC supports the principle of providing energy storage for the benefit the town, in line with the comment from Suffolk County Council Highways, <b>WTC recommends refusal</b>, for the following reasons:</p> <ul style="list-style-type: none"> <li>- The proposed location is on the corner of a very busy junction by a high-speed road, and that is only likely to get busier and potentially more dangerous in the near future. The consequences of a road accident on the roundabout would become much more severe should a vehicle collide with the battery.</li> <li>- There is currently street furniture and trees in the proposed location.</li> <li>- The Active Travel Woodbridge project will impact significantly on traffic movements along Bilney Road,</li> <li>- The junction is likely to be remodelled as part of the A12 Major Road Network Improvement Project.</li> <li>- Any work undertaken at this site with be difficult to complete safely without significant road closures.</li> </ul> |
| <p>DC/24/2810/VOC - Land To The South And East Of Aadastral Park Martlesham Suffolk</p> | <p><b>WTC recommends refusal</b> – this application makes the development very different from the original, accepted plans, and the proposed landscaping is a retrograde step from that already approved. WTC endorse the recommendation of refusal provided by</p>   |

|  |  |
|--|--|
|  | the East Suffolk Council Senior Landscape Officer. |
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**8. 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.

**9. To consider a pavement licence application for Caffe Nero, Woodbridge.**

The Committee agreed it has no objection to the pavement license application for Caffe Nero.

**10. Closure**

The meeting was closed at 6.06pm.

Councillor Adelson  
Chair

### **Item 5**

#### **To note intentions to undertake work to trees in the Woodbridge Conservation Area (TCA applications).**

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/24/2979/TCA - Groom House 68</a><br><a href="#">Cumberland Street Woodbridge Suffolk IP12 4AD</a>   | Expiry Date: Wed 18 Sep 2024   |
|  | Determination: Mon 30 Sep 2024 |
| 2no. Japanese maple (T1 and T2 on plan) - Reduce in height and spread by up to 2 metres and balance 1no. Fig tree (T3 on plan) - lightly prune and shape |                                |

|   |                                |
|---|--------------------------------|
| <a href="#">DC/24/3070/TCA - The Quay House, 1</a><br><a href="#">Station Road, Woodbridge, Suffolk, IP12 4AU</a> | Expiry Date: Thu 19 Sep 2024   |
|   | Determination: Mon 30 Sep 2024 |
| 2no. Mulberry (T2 and T3 on plan) - Fell  |                                |

### **Item 6**

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

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|--|--------------------------------|
| <a href="#">DC/24/2916/TPO - Clock House, 42</a><br><a href="#">Cumberland Street, Woodbridge, Suffolk, IP12 4AD</a> | Expiry Date: Thu 19 Sep 2024   |
|  | Determination: Tue 22 Oct 2024 |
| T16 of TPO No. 54 / 1965 1no. Copper beech (T1 on plan) - Crown reduction by up to 20%                               |                                |

### **Item 7**

#### **To comment on applications for planning permission in the Parish of Woodbridge.**

|   |                                |
|---|--------------------------------|
| <a href="#">DC/24/2934/FUL - 13 Westholme Close</a><br><a href="#">Woodbridge Suffolk IP12 4BE</a>  | Expiry Date: Tue 10 Sep 2024   |
|   | Determination: Fri 11 Oct 2024 |
| Two storey rear extension, new pitched roof to garage, new cladding to front elevation, new bathroom, ensuite and utility room windows in side elevations |                                |

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|--|--------------------------------|
| <a href="#">DC/24/2937/FUL - 11 Trinity Close</a><br><a href="#">Woodbridge Suffolk IP12 4TN</a> | Expiry Date: Thu 12 Sep 2024   |
|  | Determination: Wed 16 Oct 2024 |
| Single storey side extension   |                                |

## Item 8

To note the decisions taken by East Suffolk Council on planning applications considered by this Committee.

| Date     | Application  | WTC Decision | ESC Decision        | ESC Officer (Delegated) or Committee 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      | Application Refused | Delegated 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/23/1323/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/23/0823/LBC - 11A St Johns Street Woodbridge Suffolk IP12 1EB                       | Approval     | 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/24/0377/FUL - Tamerton 25 Warren Hill Road Woodbridge Suffolk IP12 4DU              | No objection | Awaiting decision   |   |
| 21.02.24 | DC/24/0315/LBC - Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB       | No objection | Awaiting decision   |   |
| 20.03.24 | DC/24/0838/FUL - The Galley 21 Market Hill Woodbridge Suffolk IP12 4LX                 | No objection | Awaiting decision   |   |
| 20.03.24 | DC/24/0839/LBC - The Galley 21 Market Hill Woodbridge Suffolk IP12 4LX                 | No objection | Awaiting decision   |   |
| 03.04.24 | DC/24/0836/FUL - Farlingaye High School Ransom Road Woodbridge Suffolk IP12 4JX        | No objection | Awaiting decision   |   |
| 03.04.24 | DC/24/0977/FUL - 67 Ipswich Road Woodbridge Suffolk IP12 4BT                           | No objection | Permitted           | Delegated Decision                            |
| 29.05.24 | DC/24/1681/FUL - Ye Olde Bell And Steelyard 103 New Street Woodbridge Suffolk IP12 1DZ | No objection | Awaiting decision   |   |
| 29.05.24 | DC/24/1682/LBC - Ye Olde Bell And Steelyard 103 New Street Woodbridge Suffolk IP12 1DZ | No objection | Awaiting decision   |   |
| 05.06.24 | DC/24/1715/FUL - St Marys House 11 Market Hill Woodbridge Suffolk IP12 4LP             | No objection | Awaiting decision   |   |
| 05.06.24 | DC/24/1716/LBC - St Marys House 11 Market Hill Woodbridge Suffolk IP12 4LP             | No objection | Awaiting decision   |   |
| 05.06.24 | DC/24/1601/FUL - 2 St Annes School House Crown Place Woodbridge Suffolk IP12 1BU       | No objection | Awaiting decision   |   |
| 03.07.24 | DC/24/1492/FUL - 25 Bullards Lane Woodbridge Suffolk IP12 4HE                          | No objection | Awaiting decision   |   |
| 21.07.24 | DC/24/2335/CLE - 29 Ipswich Road Woodbridge Suffolk IP12 4BS                           | Hold         | Awaiting decision   |   |
| 21.07.24 | DC/24/2026/LBC - Hatherley House 34 Church Street Woodbridge Suffolk IP12 1DH          | No objection | Permitted           | Delegated Decision                            |
| 21.07.24 | DC/24/2080/LBC - 2 Stone Place Woodbridge Suffolk IP12 1DW                             | No objection | Permitted           | Delegated Decision                            |

|          |   |              |                   |                    |
|----------|---|--------------|-------------------|--------------------|
| 21.07.24 | DC/24/1957/LBC - Woodbridge Tide Mill Tide Mill Way Woodbridge Suffolk IP12 1BH                       | Approval     | Awaiting decision |                    |
| 21.07.24 | DC/24/1650/FUL - Jetty Lane The Avenue Woodbridge Suffolk IP12 4BA                                    | Approval     | Awaiting decision |                    |
| 21.07.24 | DC/24/2172/ADN - Woodbridge Tide Mill Tide Mill Way Woodbridge Suffolk IP12 1BH                       | Approval     | Awaiting decision |                    |
| 21.07.24 | DC/24/2215/LBC - 10 New Street Woodbridge Suffolk IP12 1DU  | No objection | Permitted         | Delegated Decision |
| 21.07.24 | DC/24/2259/FUL - 2 St Annes School House Crown Place Woodbridge Suffolk IP12 1BU                      | No objection | Awaiting decision |                    |
| 21.07.24 | DC/24/2419/FUL - 38 St Johns Street Woodbridge Suffolk IP12 1ED                                       | No objection | Awaiting decision |                    |
| 21.07.24 | DC/24/1952/FUL - Martlesham Wilds Church Lane Martlesham Woodbridge Suffolk IP12 4PQ                  | No comment   | Awaiting decision |                    |
| 21.07.24 | DC/24/2243/FUL - Garden Centre Cumberland Street Woodbridge Suffolk IP12 4AF                          | No objection | Awaiting decision |                    |
| 07.08.24 | DC/24/2522/FUL - 2 Burkitt Road Woodbridge Suffolk IP12 4JL   | Refusal      | Awaiting decision |                    |
| 07.08.24 | DC/24/2268/FUL - Land And Store Adjacent To 21 Thoroughfare Woodbridge Suffolk                        | No objection | Awaiting decision |                    |
| 07.08.24 | DC/24/2481/VOC - Ferry Quay Cafe Ferry Quay Woodbridge Suffolk IP12 1BW                               | No objection | Awaiting decision |                    |
| 07.08.24 | DC/24/2623/VOC - 32 The Thoroughfare Woodbridge IP12 1AQ  | Hold         | Awaiting decision |                    |
| 07.08.24 | DC/24/2631/VOC - 24 Cherry Tree Road Woodbridge Suffolk IP12 4BN                                      | No objection | Awaiting decision |                    |
| 21.08.24 | DC/24/2484/FUL - Blinney Road Off Grove Road Grundisburgh Road Roundabout Woodbridge Suffolk IP12 4HH | Refusal      | Awaiting decision |                    |
| 21.08.24 | DC/24/2810/VOC - Land To The South And East Of Adastral Park Martlesham Suffolk                       | Refusal      | Awaiting decision |                    |

## **Item 9**

**To consider if the Committee wishes to respond to the proposed reforms to the National Planning Policy Framework and other changes to the planning system.**

### **Consultation summary**

Central Government are seeking views on a series of wider policy proposals in relation to increasing planning fees, local plan intervention criteria and appropriate thresholds for certain Nationally Significant Infrastructure Projects.

### **Draft National Planning Policy Framework**

The National Planning Policy Framework document (link below) is a draft document and intentionally sets out the proposed amendments as tracked changes. [https://assets.publishing.service.gov.uk/media/66acffdce1fd0da7b593274/NPPF\\_with\\_fo\\_tnotes.pdf](https://assets.publishing.service.gov.uk/media/66acffdce1fd0da7b593274/NPPF_with_fo_tnotes.pdf)

View the current operational [National Planning Policy Framework](#).

### **Consultation description**

This consultation seeks views on the proposed approach to revising the National Planning Policy Framework in order to achieve sustainable growth in the planning system. The Ministry of Housing, Communities and Local Government is seeking views on how they might revise national planning policy to support our wider objectives.

Full details on the scope of consultation are found within chapter 1 – the link below is for the full 15 chapters of the consultation:

<https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

Chapter 14 contains a table of all (106!) questions within this document and signposts their relevant scope.

### **Duration**

This consultation will begin on Tuesday 30 July 2024 at 2pm and close at 11.45pm on Tuesday 24 September 2024.

### **How to respond**

Citizen Space is the department's online consultation portal and our preferred route for receiving consultation responses. We strongly encourage responses are made via Citizen Space, particularly from organisations with access to online facilities such as local planning

authorities, representative bodies and businesses. Consultations receive a high-level of interest across many sectors. Using the online survey greatly assists our analysis of the responses, enabling more efficient and effective consideration of the issues raised.

[Respond via Citizen Space](#)

**Members are asked to consider if the Committee wishes to respond to the proposed reforms to the National Planning Policy Framework and other changes to the planning system.**