

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 2nd April at 5.30pm.**



Greg Diaper

Town Clerk

28th March 2025

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 Member Interests.

To receive any declarations of interest in respect of items on this agenda.

3. Requests for dispensations.

To consider requests for dispensations from Members on matters in which they have a disclosable pecuniary interest, other registerable or non-registerable interest.

4. 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 – three minutes per person.

5. To agree and approve the minutes of the meeting held 19th March 2025.

- 6. To note intentions to undertake work to trees in the Woodbridge Conservation Area (TCA applications).**
- 7. To comment on applications for work to trees with a Tree Preservation Order (TPO application).**
- 8. To comment on applications for planning permission in the Parish of Woodbridge.**
- 9. To note the decisions taken by East Suffolk Council on planning applications considered by this Committee.**
- 10. Closure.**

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 19th March 2025** at **5.30pm**

Councillors:

Present: D Adelson, S Bale, G Holdcroft, M Kneebone, D Pegg, N Phipps and R Sanders.

Apologies: E Beck, R Leach and P Gillard.

In attendance: Town Clerk (Mr G E Diaper) and no members of the public.

1. Apologies for Absence.

The Committee agreed to approve the absence of Cllrs. E Beck, R Leach and P Gillard.

2. To receive Declarations of Interest.

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

3. Requests for dispensations.

No members made any requests for dispensation in relation to items on the agenda.

4. Public Question Time.

There were no members of the public present.

5. To agree and approve the Minutes of the meeting held on 5th March 2025.

The minutes of the Planning Committee meeting held 5th March 2025 were approved.

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

Members of the Committee noted the following works to trees in the Woodbridge Conservation Area:

DC/25/0846/TCA - The Olive House 5 North Hill Woodbridge Suffolk IP12 1HH

Woodbridge Town Council agrees with the response provided by the Woodbridge and Melton Society.

The photos provided suggest that the tree is a healthy specimen, and therefore WTC request that an independent, detailed opinion from a qualified arborist be provided about the alleged decay. Until such a report is provided, WTC recommend that a Tree Preservation Order be placed on this tree with immediate effect in order to protect this significant and attractive tree in the street scene of North Hill.

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

There were no applications to report on.

8. To comment on applications for planning permission.

The Council agreed their comments as set out below:-

DC/25/0717/LBC - Jasmine Cottage 69 Seckford Street Woodbridge Suffolk IP12 4LZ	No objection.
DC/25/0716/FUL - Jasmine Cottage 69 Seckford Street Woodbridge Suffolk IP12 4LZ	No objection.
DC/25/0735/FUL - 2 Clare Avenue Woodbridge Suffolk IP12 4ES	WTC recommend refusal of application as we consider that it contravenes SCLP5.7: Infill and Garden Development, section a, b and c: a) The scale, design and materials would not result in harm to the street scene or character of the area; b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site;

	c) There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings;
DC/25/0743/FUL - 32 Market Hill Woodbridge Suffolk IP12 4LU	No objection.
DC/25/0765/LBC - 3 Kings Mews Thoroughfare Woodbridge Suffolk IP12 1AH	No objection.
DC/25/0776/FUL - Kyson Hoo Broomheath Woodbridge Suffolk IP12 4DN	No objection.
DC/25/0249/LBC - 32 Market Hill Woodbridge Suffolk IP12 4LU	No objection.
DC/25/0764/FUL - 3 Kings Mews Thoroughfare Woodbridge Suffolk IP12 1AH	No objection.
DC/25/0744/LBC - 32 Market Hill Woodbridge Suffolk IP12 4LU	No objection.
DC/25/0929/FUL - 8 St Johns Terrace Woodbridge Suffolk IP12 1HP	No objection.
DC/25/0550/FUL - 13 Edwin Avenue Woodbridge Suffolk IP12 1JR	No objection.
DC/25/0900/FUL - 3A Thoroughfare Woodbridge Suffolk IP12 1AA	WTC has no objection to this application but recommends that the Planning Authority include a condition that the annexe must never be sold, leased or rented separately from the main house.

9. 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.

10. Closure.

The meeting was closed at 6.17pm.

Councillor Adelson
Chair

DRAFT

Item 6

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.

DC/25/1160/TCA - 20 Ipswich Road Woodbridge Suffolk IP12 4BU	Expiry Date: Thu 10 Apr 2025
	Determination: Mon 28 Apr 2025
Ino. Ash (T1 on plan) - Prune back side branches that are overhanging the garden of no. 21 Hillyfield by up to 3 metres	

DC/25/1205/TCA - Kilrush 101 Thoroughfare Woodbridge Suffolk IP12 1AS	Expiry Date: Fri 11 Apr 2025
	Determination: Wed 30 Apr 2025
Ino. Gleditsia (T1 on plan) - Remove limb growing toward the road back to main stem, reduce remaining crown by up to 2 metres	

Item 7

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

No applications received.

Item 8

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

DC/24/4565/FUL - Chenevix Jewellery 40B Market Hill Woodbridge Suffolk IP12 4LU	Expiry Date: Thu 17 Apr 2025
	Determination: Tue 18 Mar 2025
Internal alterations to create new one bedroom dwelling on ground and first floor to form 40C Market Hill. Reduction in size of existing commercial unit 40B Market Hill. Replacement of existing window and door to side of the property.	

DC/25/0109/LBC - Chenevix Jewellery 40B Market Hill Woodbridge Suffolk IP12 4LU	Expiry Date: Thu 17 Apr 2025
	Determination: Tue 18 Mar 2025
Listed Building Consent - Internal alterations to create a new one bedroom dwelling on ground and first floor to form 40C Market Hill. Reduction in size of existing commercial unit 40B Market Hill. Replacement of existing window and door to side of property.	

DC/24/3854/FUL - Hartington 21 Dukes Park Woodbridge Suffolk IP12 4DD	Expiry Date: Tue 08 Apr 2025
	Determination: Mon 23 Dec 2024
Alterations and second storey extension to existing dwelling, and proposed detached cartlodge.	

DC/25/1070/LBC - 5 Angel Lane Woodbridge Suffolk IP12 4NG	Expiry Date: Thu 17 Apr 2025
	Determination: Wed 07 May 2025
Listed Building Consent - Replacement of front external door, 11 No. windows in existing openings and insertion of 'conservation' roof window in rear (modern) single storey roof, repainting of bargeboards.	

DC/25/1198/FUL - 9 Kingston Road Woodbridge Suffolk IP12 4AY	Expiry Date: Fri 11 Apr 2025
	Determination: Wed 14 May 2025
Rear extension, alterations and detached car port replacing garage	

DC/25/0283/LBC - Barton House 84 Thoroughfare Woodbridge Suffolk IP12 1AL	Expiry Date: Thu 17 Apr 2025
	Determination: Tue 13 May 2025
Listed Building Consent - Wall-hanging sign and an additional nameplate	

DC/25/0284/AND - Barton House 84 Thoroughfare Woodbridge Suffolk IP12 1AL	Expiry Date: Fri 11 Apr 2025
	Determination: Tue 13 May 2025
Non-illuminated Advertisement Consent - Wall-hanging sign and an additional nameplate	

DC/25/0952/LBC - 104 Thoroughfare Woodbridge Suffolk IP12 1AT	Expiry Date: Thu 17 Apr 2025
	Determination: Mon 12 May 2025
Listed Building Consent - Remove existing pine/plywood door (photo 1) on to deben road and replace it with a six panel oak Georgian door (photo 2) painted black utilising the same door furniture. This will match the existing front door onto the thoroughfare (photo 3)	

DC/24/4556/FUL - St Marys Churchyard 11 Market Hill Woodbridge Suffolk IP12 4LP	Expiry Date: Thu 10 Apr 2025
	Determination: Mon 17 Mar 2025
The repair of the south-eastern section of the south wall including the provision of four new buttresses on the school side and part rebuilding of the south wall, raised in height by 300mm along its length to mask the ductwork on the school roof, grave markers to be relocated where required to facilitate the work	

Item 9

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	
17.01.23	DC/22/4804/LBC - The Quay House 1 Station Road Woodbridge Suffolk IP12 4AU	Approval	Awaiting decision	
24.05.23	DC/23/1713/LBC - 28 Thoroughfare Woodbridge Suffolk IP12 1AQ	Approval	Awaiting decision	
07.06.23	DC/23/1323/ADN- 28 Thoroughfare Woodbridge Suffolk IP12 1AQ	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/24/0315/LBC - Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB	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	
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	
21.08.24	DC/24/2810/VOC - Land To The South And East Of Adastral Park Martlesham Suffolk	Refusal	Awaiting decision	
02.10.24	DC/24/3273/VOC - Little Kyson Broomheath Woodbridge Suffolk IP12 4DN	Refusal	Application Permitted	
23.10.24	DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG	No objection	Awaiting decision	
06.11.24	DC/24/1715/FUL - St Marys House 11 Market Hill Woodbridge Suffolk IP12 4LP	No objection	Awaiting decision	
06.11.24	DC/24/1716/LBC - St Marys House 11 Market Hill Woodbridge Suffolk IP12 4LP	No objection	Awaiting decision	
20.11.24	DC/24/3624/FUL - West Briarwood 125 Ipswich Road Woodbridge Suffolk IP12 4BY	Hold	Awaiting decision	
20.11.24	DC/24/3854/FUL - Hartington 21 Dukes Park Woodbridge Suffolk IP12 4DD	Hold	Awaiting decision	
04.12.24	DC/24/2810/VOC - Land To The South And East Of Adastral Park Martlesham Suffolk	Refusal	Awaiting decision	
04.12.24	DC/23/1912/LBC - Churchyard St Marys Church Church Street Woodbridge Suffolk	No objection	Awaiting decision	
04.12.24	DC/23/1695/FUL - Churchyard St Marys Church Church Street Woodbridge Suffolk	No objection	Awaiting decision	
04.12.24	DC/24/4186/LBC - Woodbridge Tide Mill Tide Mill Way Woodbridge Suffolk IP12 1BH	No objection	Awaiting decision	
17.12.24	DC/24/4172/FUL - 14 New Street Woodbridge Suffolk IP12 1DX	Hold	Awaiting decision	
08.01.25	DC/24/4347/FUL - Little Kyson Broomheath Woodbridge Suffolk IP12 4DN	Refusal	Awaiting decision	
22.01.25	DC/24/4470/FUL - 8 Kingston Farm Road Woodbridge Suffolk IP12 4BD	Hold	Awaiting decision	

22.01.25	DC/24/3931/FUL - Alexander House 3 Stone Place Woodbridge Suffolk IP12 1DW	No objection	Application Permitted
22.01.25	DC/24/3932/LBC - Alexander House 3 Stone Place Woodbridge Suffolk IP12 1DW	No objection	Application Permitted
05.02.25	DC/25/0121/VOC - 1 St Johns Street Woodbridge Suffolk IP12 1EB	No objection	Application Permitted
05.02.25	DC/25/0112/LBC - 1 St Johns Street Woodbridge Suffolk IP12 1EB	No objection	Application Permitted
05.02.25	DC/24/4565/FUL - Chenevix Jewellery 40B Market Hill Woodbridge Suffolk IP12 4LU	No objection	Awaiting decision
05.02.25	DC/25/0109/LBC - Chenevix Jewellery 40B Market Hill Woodbridge Suffolk IP12 4LU	No objection	Awaiting decision
05.02.25	DC/24/4556/FUL - St Marys Churchyard 11 Market Hill Woodbridge Suffolk IP12 4LP	No objection	Awaiting decision
05.02.25	DC/24/4549/FUL - 51 Ipswich Road Woodbridge Suffolk IP12 4BT	No objection	Awaiting decision
05.02.25	DC/25/0162/FUL - Farlingaye High School Ransom Road Woodbridge Suffolk IP12 4JX	No objection	Awaiting decision
05.02.25	DC/25/0182/FUL - 12 Gladstone Road Woodbridge Suffolk IP12 1EF	No objection	Application Permitted
05.02.25	DC/25/0265/FUL - Veterinary Surgery 18 Grundisburgh Road Woodbridge Suffolk IP12 4HG	No objection	Application Permitted
05.02.25	DC/25/0267/FUL - 15 Clare Avenue Woodbridge Suffolk IP12 4ES	No objection	Awaiting decision
19.02.25	DC/25/0048/FUL - 63 Seckford Street Woodbridge Suffolk IP12 4LZ	No objection	Awaiting decision
19.02.25	DC/25/0049/LBC - 63 Seckford Street Woodbridge Suffolk IP12 4LZ	No objection	Awaiting decision
19.02.25	DC/25/0353/LBC - 2 Athenrye Court Cumberland Street Woodbridge Suffolk IP12 4AP	No objection	Awaiting decision
19.02.25	DC/25/0352/FUL - 2 Athenrye Court Cumberland Street Woodbridge Suffolk IP12 4AP	No objection	Awaiting decision
19.02.25	DC/24/4505/FUL - 28 Hilly Fields Woodbridge Suffolk IP12 4DX	No objection	Awaiting decision
19.03.25	DC/25/0717/LBC - Jasmine Cottage 69 Seckford Street Woodbridge Suffolk IP12 4LZ	No objection	Awaiting decision
19.03.25	DC/25/0716/FUL - Jasmine Cottage 69 Seckford Street Woodbridge Suffolk IP12 4LZ	No objection	Awaiting decision
19.03.25	DC/25/0735/FUL - 2 Clare Avenue Woodbridge Suffolk IP12 4ES	Refusal	Awaiting decision
19.03.25	DC/25/0743/FUL - 32 Market Hill Woodbridge Suffolk IP12 4LU	No objection	Awaiting decision
19.03.25	DC/25/0765/LBC - 3 Kings Mews Thoroughfare Woodbridge Suffolk IP12 1AH	No objection	Awaiting decision
19.03.25	DC/25/0249/LBC - 32 Market Hill Woodbridge Suffolk IP12 4LU	No objection	Awaiting decision
19.03.25	DC/25/0764/FUL - 3 Kings Mews Thoroughfare Woodbridge Suffolk IP12 1AH	No objection	Awaiting decision
19.03.25	DC/25/0744/LBC - 32 Market Hill Woodbridge Suffolk IP12 4LU	No objection	Awaiting decision
19.03.25	DC/25/0929/FUL - 8 St Johns Terrace Woodbridge Suffolk IP12 1HP	No objection	Awaiting decision
19.03.25	DC/25/0550/FUL - 13 Edwin Avenue Woodbridge Suffolk IP12 1JR	No objection	Awaiting decision
19.03.25	DC/25/0900/FUL - 3A Thoroughfare Woodbridge Suffolk IP12 1AA	No objection	Awaiting decision