

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 5th February 2025 at 5.30pm.**



Greg Diaper
Town Clerk
31st January 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 22nd January 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 22nd January 2025** at **5.30pm**

Councillors:

Present: S Bale, E Beck, M Kneebone, R Leach, N Phipps and R Sanders.

Apologies: D Adelson, P Gillard, G Holdcroft and D Pegg.

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. D Adelson, P Gillard, G Holdcroft and D Pegg.

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 8th January 2025

The minutes of the Planning Committee meeting held 8th January 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/24/4493/TCA - 10 Market Hill Woodbridge Suffolk IP12 4LU.

The Committee wish to point out that the application wrongly states that the tree has a Tree Preservation Order (TPO).

The Committee agreed to request that East Suffolk Council place a TPO on the tree due to the significance of the tree in the local area (rear of the Market Hill adjacent to Chapel Street), and in the knowledge that many gardens in this area have already been overdeveloped and similarly significant trees lost during this process. WTC considers that for this reason the tree is at risk and therefore the placement of a TPO should be undertaken by the Planning Authority.

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

No applications received.

8. To comment on applications for planning permission

The Council agreed their comments as set out below:-

<p>DC/24/4470/FUL - 8 Kingston Farm Road Woodbridge Suffolk IP12 4BD</p>	<p>WTC agreed a holding objection pending the resolution of the request from Suffolk County Council Highways to 'ensure the provision of safe and suitable access to the site for all users, in accordance with Paragraph 115(b) of the National Planning Policy Framework (NPPF) 2023'. This will require revised visibility splays clearly presented within a site plan to facilitate accurate assessment.</p>
<p>DC/24/3931/FUL - Alexander House 3 Stone Place Woodbridge Suffolk IP12 1DW</p>	<p>No objection.</p>
<p>DC/24/3932/LBC - Alexander House 3 Stone Place Woodbridge Suffolk IP12 1DW</p>	<p>No objection.</p>
<p>DC/24/3803/LBC - 2 Gobbitts Yard Woodbridge Suffolk IP12 1DD</p>	<p>No objection.</p>

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 5.45pm.

Councillor Bale
Vice Chair

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/25/0253/TCA - 21 Queens Drive	Expiry Date: Thu 13 Feb 2025
Woodbridge Suffolk IP12 4FE	Determination: Tue 04 Mar 2025
Ino. Lime (T001 on plan) - Remove lower house side limb to previous pruning point 1m from stem, Lift crown roadside to 5m, Reduce whole crown by 30% (approximately 4m).	

DC/25/0316/TCA - Cemetery Lodge 6	Expiry Date: Wed 19 Feb 2025
Warren Hill Road Woodbridge Suffolk IP12 4DT	Determination: Mon 10 Mar 2025
Proposal: Ino. Lime (T1 on plan) - Reduce main trunk to 6ft.	

Item 7

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

DC/25/0187/TPO - The Red House	Expiry Date: Mon 17 Feb 2025
Cumberland Street Woodbridge Suffolk IP12 4AD	Determination: Fri 14 Mar 2025
Ino. Oak (T1 on plan) - Reduce by 40% to leave a live pollard at 8m (Top half dead).	

Item 8

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

DC/25/0121/VOC - 1 St Johns Street	Expiry Date: Fri 14 Feb 2025
Woodbridge Suffolk IP12 1EB	Determination: Mon 10 Mar 2025
Variation of Condition No. 2 of DC/24/1033/FUL - Change of use of the ground floor from gym to residential apartment - Removal of a section of modern brick wall and minor amendments	

DC/25/0112/LBC - 1 St Johns Street	Expiry Date:
Woodbridge Suffolk IP12 1EB	Determination:

Listed Building Consent - Minor amendments to approved scheme for the change of use of ground floor gym to residential apartment under application DC/24/1034/LBC.

[DC/24/4565/FUL - Chenevix Jewellery 40B](#)
[Market Hill Woodbridge Suffolk IP12 4LU](#)

Expiry Date: Thu 20 Feb 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 20 Feb 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/24/4556/FUL - St Marys Churchyard 11](#)
[Market Hill Woodbridge Suffolk IP12 4LP](#)

Expiry Date: Thu 20 Feb 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

[DC/24/4549/FUL - 51 Ipswich Road](#)
[Woodbridge Suffolk IP12 4BT](#)

Expiry Date: Thu 20 Feb 2025

Determination: Mon 17 Mar 2025

Demolition of the existing kitchen extension and erection of replacement extension and adjustment to master bedroom ensuite window and removal of chimney to front elevation.

[DC/25/0162/FUL - Farlingaye High School](#)
[Ransom Road Woodbridge Suffolk IP12 4JX](#)

Expiry Date: Tue 18 Feb 2025

Determination: Thu 13 Mar 2025

The installation of new 2.4m high powdercoated weldmesh perimeter fencing and internal vehicular gates to the school playing fields and staff parking area.

[DC/25/0182/FUL - 12 Gladstone Road](#)
[Woodbridge Suffolk IP12 1EF](#)

Expiry Date: Thu 20 Feb 2025

Determination: Fri 14 Mar 2025

Erection of a single storey garden room

Expiry Date: Thu 20 Feb 2025

DC/25/0265/FUL - Veterinary Surgery 18 Grundisburgh Road Woodbridge Suffolk IP12 4HG	Determination: Wed 19 Mar 2025
Single storey front extension to provide enlarged waiting area and 2 no. additional consulting rooms.	

DC/25/0267/FUL - 15 Clare Avenue Woodbridge Suffolk IP12 4ES	Expiry Date: Thu 20 Feb 2025
Determination: Wed 26 Mar 2025	
Construction of a two storey side and single storey rear extensions. Installation of front porch. Installation of photovoltaic panels to rear roof of existing dwelling. Creation of drive allowing on-site parking.	

Item 10

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/23/1323/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/23/1323/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/24/0377/FUL - Tamerton 25 Warren Hill Road Woodbridge Suffolk IP12 4DU	No objection	Application Permitted	Delegated 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/24/1952/FUL - Martlesham Wilds Church Lane Martlesham Woodbridge Suffolk IP12 4PQ	No objection	Application Permitted	Delegated Decision
02.10.24	DC/24/3273/VOC - Little Kyson Broomheath Woodbridge Suffolk IP12 4DN	Refusal	Awaiting decision	
23.10.24	DC/24/3454/FUL - 4 Kingston Farm Road Woodbridge Suffolk IP12 4BD	No objection	Application Permitted	Delegated Decision
23.10.24	DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG	No objection	Awaiting decision	
23.10.24	DC/24/3611/CLE - Kingston Nettus Kingston Farm Road Woodbridge Suffolk IP12 4BD	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	
06.11.24	DC/24/3654/ADI - Red Lion Inn 90 Thoroughfare Woodbridge Suffolk IP12 1AL	No objection	Application Permitted	Delegated Decision
06.11.24	DC/24/3659/LBC - Red Lion Inn 90 Thoroughfare Woodbridge Suffolk IP12 1AL	No objection	Application Permitted	Delegated 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/24/3454/FUL - 4 Kingston Farm Road Woodbridge Suffolk IP12 4BD	No objection	Application Permitted	Delegated Decision
04.12.24	DC/24/4020/FUL - The Old Granary Cottage The Granary Tide Mill Way Woodbridge Suffolk IP12 1B	Refusal	Awaiting decision	
04.12.24	DC/24/3969/FUL - 41 Old Barrack Road Woodbridge Suffolk IP12 4ET	No objection	Awaiting decision	
04.12.24	DC/24/3817/LBC - The Old Granary Cottage The Granary Tide Mill Way Woodbridge Suffolk IP12 1BY	No objection	Awaiting decision	
04.12.24	DC/24/3971/VOC - 16 Deben Road Woodbridge Suffolk IP12 1AZ	No objection	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/24/4233/FUL - 38 Cumberland Street Woodbridge Suffolk IP12 4AD	No objection	Application Permitted	Delegated Decision
17.12.24	DC/24/4172/FUL - 14 New Street Woodbridge Suffolk IP12 1DX	Hold	Awaiting decision	
17.12.24	DC/24/4234/LBC - 38 Cumberland Street Woodbridge Suffolk IP12 4AD	No objection	Application Permitted	Delegated Decision
17.12.24	DC/24/4292/FUL - 1 Birch Close Woodbridge Suffolk IP12 4UA	No objection	Application Permitted	Delegated Decision
17.12.24	DC/24/4346/FUL - 26 Ransom Road Woodbridge Suffolk IP12 4JU	No objection	Awaiting decision	
08.01.25	DC/24/4288/FUL - 110A Castle Street Woodbridge Suffolk IP12 1HL	No objection	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	Awaiting decision	
22.01.25	DC/24/3932/LBC - Alexander House 3 Stone Place Woodbridge Suffolk IP12 1DW	No objection	Awaiting decision	
22.01.25	DC/24/3803/LBC - 2 Gobbitts Yard Woodbridge Suffolk IP12 1DD	No objection	Awaiting decision	

