

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 7th August at 5.30pm.**



Greg Diaper

Town Clerk

2nd 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 24th July 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 note appeals to the Secretary of State against decisions of East Suffolk Council regarding applications DC/23/3608/FUL and DC/23/4469/VOC, and consider if the Committee wish to provide additional comment.**
- 10. Closure.**

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 24th July 2024** at **5.30pm**

Councillors:

Present: D Adelson, P Gillard, G Holdcroft, R Leach, N Phipps and D Pegg.

Apologies: S Bale, E Beck, M Kneebone, and R Sanders.

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

1. Apologies for Absence

The Committee agreed to approve the absence of S Bale, E Beck, M Kneebone, and R Sanders.

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 3rd July 2024

The minutes of the Planning Committee meeting held 3rd July 2024 were approved.

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

Members of the Committee noted the following works to tree:

DC/24/2519/TCA - The Quay House 1 Station Road Woodbridge Suffolk IP12 4AU

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

DC/24/2298/TPO - Long Meadow Broomheath Woodbridge Suffolk IP12 4DL	The Committee noted that despite a request from the Town Clerk, no documents had been provided for this
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	application. The Town Clerk was asked to again chase the ESC Tree Officer in order that the Committee can consider this application at their meeting in two weeks' time.
DC/24/2351/TPO - Sonas 30 Ipswich Road Woodbridge Suffolk IP12 4BX	WTC recommend refusal - this is a specimen tree at the gateway to Woodbridge which was in place long before the house was built - we do not approve of any reduction to the crown of this protected tree.

7. To comment on applications for planning permission

The Council agreed their comments as set out below:-

DC/24/2264/FUL - 17 Beaconsfield Road Woodbridge Suffolk IP12 1EQ	No objection.
DC/24/2335/CLE - 29 Ipswich Road Woodbridge Suffolk IP12 4BS	<p>WTC agreed a holding objection until evidence can be provided that the property has been in use as a holiday let for the period of time required in law to be considered for this type of planning permission. WTC would expect that the owners could provide booking confirmations and returns to HMRC as a means of proving the legitimacy of the claimed business type.</p> <p>Whilst WTC has no contradictory evidence at this time, our decision was based on the detailed local knowledge of Councillors and the lack of publicly available information regarding a supposedly publicly available commodity.</p> <p>Unless such evidence is forthcoming, WTC will object to this application.</p>

DC/24/2026/LBC - Hatherley House 34 Church Street Woodbridge Suffolk IP12 1DH	No objection.
DC/24/2080/LBC - 2 Stone Place Woodbridge Suffolk IP12 1DW	No objection. The Town Clerk was asked to confirm if the internal modification from a two to three-bedroom house requires full planning permission.
DC/24/1957/LBC - Woodbridge Tide Mill Tide Mill Way Woodbridge Suffolk IP12 1BH	WTC recommend approval.
DC/24/1650/FUL - Jetty Lane The Avenue Woodbridge Suffolk IP12 4BA	WTC recommend approval with the following caveats: <ul style="list-style-type: none"> - Request that the signage for the 'Childbase' part of the development be in keeping with that provided for Jetty Lane – i.e. Monochrome. - WTC are the owners of Kingston Field and hence are responsible for the Kingston stream, the watercourse into which it is proposed to feed any water collected in the attenuation tanks being sited below the car park. WTC are concerned that the size of the proposed attention tanks are insufficient for potential catch of the building (based on the calculations provided in the document), and having experienced significant flooding by the stream of the Councils tennis courts and allotments, and also East Suffolk Council's property at the 'Tea Hut/ Model yacht pond', that an additional source of water into the stream could lead to increased flooding events. East Suffolk Council's balancing pond, which is also fed by the stream, would also be impacted by increased water entering into the

	<p>watercourse. WTC will be seeking direct engagement with the developer in regard to being indemnified against any flooding exacerbated by this proposal and suggest that ESC consider doing the same.</p>
<p>DC/24/0526/FUL - 44 Seckford Street Woodbridge Suffolk IP12 4LY</p>	<p>No objection.</p>
<p>DC/24/2172/ADN - Woodbridge Tide Mill Tide Mill Way Woodbridge Suffolk IP12 1BH</p>	<p>WTC recommend approval.</p>
<p>DC/24/0921/LBC - 44 Seckford Street Woodbridge Suffolk IP12 4LY</p>	<p>No objection.</p>
<p>DC/24/2215/LBC - 10 New Street Woodbridge Suffolk IP12 1DU</p>	<p>No objection.</p> <p>WTC recommend that Building Regulations ensure that the brickwork is in a suitable state of repair for the proposed use of the outbuilding (as it looks to be in a poor state in the photographs provided by the applicant).</p>
<p>DC/24/2259/FUL - 2 St Annes School House Crown Place Woodbridge Suffolk IP12 1BU</p>	<p>No objection.</p> <p>WTC notes that the new plans provided by the applicant mention rebuilding the extension to form an AirBnB. Councillors are aware that part of the building is already in use as a bed-and-breakfast, and hence seeks confirmation as to whether a change of use from a catered B&B to a self-catering AirBnB requires a COU application?</p>
<p>DC/24/2419/FUL - 38 St Johns Street Woodbridge Suffolk IP12 1ED</p>	<p>WTC has no objection to this garage conversion as long as the Highways Authority does not object to the loss of a parking space.</p>
<p>DC/24/1952/FUL - Martlesham Wilds Church Lane Martlesham Woodbridge Suffolk IP12 4PQ</p>	<p>Whilst WTC welcomes this proposal from the Suffolk Wildlife Trust, the application is outside of our parish and therefore we provide No Comment.</p>

DC/24/2243/FUL - Garden Centre Cumberland
Street Woodbridge Suffolk IP12 4AF

No objection with the following caveats:

- WTC would be grateful to understand if Notcutts plan to harvest the rainwater from the new roof structure (as it done so successfully elsewhere on the site).
- WTC reminds the Planning Authority that a condition of the original planning application (C/04/1823) was to install a pedestrian crossing on Ipswich Road at the front of the store:

The existing access to the garden centre shall be closed and the pedestrian crossing installed within 3 months of the opening of the extended garden centre in accordance with details previously submitted to and approved in writing by the local planning authority.

Reason: In the interests of road safety.

WTC encourages the Planning Authority to enforce this condition upon the new application as a pedestrian crossing at this location would be a welcome addition to the town.

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. Closure

The meeting was closed at 6.55pm.

Councillor Adelson
Chair

DRAFT

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.

DC/24/2678/TCA - 88 Thoroughfare Woodbridge Suffolk IP12 1AW	Expiry Date: Fri 16 Aug 2024
	Determination: Wed 04 Sep 2024
Ino. Sycamore (T1 on plan) - Fell	

DC/24/2703/TCA - Ye Olde Bell And Steelyard 103 New Street Woodbridge Suffolk IP12 1DZ	Expiry Date: Mon 19 Aug 2024
	Determination: Fri 06 Sep 2024
Holly x 1- To reduce crown by approx 4m, from 8m to 4m	

DC/24/2723/TCA - 9A Burkitt Road Woodbridge Suffolk IP12 4JJ	Expiry Date: Wed 21 Aug 2024
	Determination: Tue 10 Sep 2024
T1 Beech changed to: Current height/spread c.9-10m. Crown reduce by 2.5-3m. off height and spread to previous pruning points. T2 Holme oak shape round of lawn, and reduce to 4m T3 Red oak, remove branches encroaching on lawn mowing T4 Large beech showing signs of all heath, over school, remove tree	

DC/24/2754/TCA - 13 Ipswich Road Woodbridge Suffolk IP12 4BS	Expiry Date: Thu 22 Aug 2024
	Determination: Wed 11 Sep 2024
Prune root 3 (Photo 6) of Tulip tree (Liriodendron) in northern corner of plot, to enable relaying of paving slabs.	

DC/24/2761/TCA - 117 Thoroughfare, Woodbridge, Suffolk, IP12 1AS	Expiry Date: Fri 23 Aug 2024
	Determination: Wed 11 Sep 2024
1x Mature Yew tree - To reduce down in height by average 4ft off tops, 2-3ft off sides, shaping sympathetically as the trees encroaching onto garage roof and neighbouring garden.	

Item 6

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

DC/24/2298/TPO - Long Meadow Broomheath Woodbridge Suffolk IP12 4DL	Expiry Date: Tue 16 Jul 2024
	Determination: Tue 20 Aug 2024

AI of TPO No. 100 / 1971

1no. Group of Sweet Chestnut (T2 on plan) - Crown lift to 5 metres over driveway

1no. Group of mixed species (T3 on plan) - Lateral reduction by 3 metres on dwelling side and crown lift over house by 4 metres, and crown lift over garden by 4 metres

2no. Unknown species (T4 on plan) - Fell (dead)

1no. Pine (T5 on plan) - Fell

Item 7

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

[DC/24/2522/FUL - 2 Burkitt Road](#)

[Woodbridge Suffolk IP12 4JL](#)

Expiry Date: Thu 22 Aug 2024

Determination: Wed 18 Sep 2024

Creation of vehicular access

[DC/24/2268/FUL - Land And Store Adjacent](#)

[To 21 Thoroughfare Woodbridge Suffolk](#)

Expiry Date: Thu 22 Aug 2024

Determination: Thu 12 Sep 2024

Use of land for sale and display of goods for sale, erection of covered stalls.

[DC/24/2484/FUL - Bliney Road Off Grove](#)

[Road Grundisburgh Road Roundabout](#)

[Woodbridge Suffolk IP12 4HH](#)

Expiry Date: Mon 19 Aug 2024

Determination: Tue 03 Sep 2024

Construction and operation of a micro energy storage unit

[DC/24/2481/VOC - Ferry Quay Cafe Ferry](#)

[Quay Woodbridge Suffolk IP12 1BW](#)

Expiry Date: Thu 22 Aug 2024

Determination: Tue 24 Sep 2024

Variation of Condition Nos. 2 and 4 of DC/22/2370/FUL - Replacement of existing caravan cafe and seating area with new cafe building and seating deck - Plans and hours

[DC/24/2623/VOC - 32 The Thoroughfare](#)

[Woodbridge IP12 1AQ](#)

Expiry Date: Thu 29 Aug 2024

Determination: Fri 13 Sep 2024

Variation of Condition No. 2 of DC/20/2417/FUL - Demolition of existing dwelling and associated garage structure. Erection of replacement dwelling. - Elevational Changes

[DC/24/2631/VOC - 24 Cherry Tree Road](#)

[Woodbridge Suffolk IP12 4BN](#)

Expiry Date: Thu 22 Aug 2024

Determination: Tue 24 Sep 2024

Variation of Condition No. 2 of DC/23/1952/FUL - Demolish existing bungalow and build new bungalow. New vehicle dropped kerb and parking for 2 cars. General site works and landscaping - Future proof design for potential better use of loft for storage and / or for future occupants for additional habitable space (study or studio). Replacement of elevation drawing from B5-ELE-01 to B5-ELE01A - This revised drawing shows the main roof ridge 500mm higher than the approved drawing and an additional window on the gable end (west elevation)

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	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/23/1323/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	
19.12.23	DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF	Refusal	Application Permitted	Delegated Decision
24.01.24	DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF	Refusal	Application Permitted	Delegated 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	
06.03.24	DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF	Refusal	Application Permitted	Delegated 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	Awaiting decision	
17.04.24	DC/24/0526/FUL - 44 Seckford Street Woodbridge Suffolk IP12 4LY	Refusal	Awaiting decision	
17.04.24	DC/24/0921/LBC - 44 Seckford Street Woodbridge Suffolk IP12 4LY	Refusal	Awaiting decision	
01.05.24	DC/24/1400/FUL - 17 Newnham Avenue Woodbridge Suffolk IP12 4EP	No objection	Awaiting decision	

29.05.24	DC/24/1349/FUL - 16 Deben Road Woodbridge Suffolk IP12 1AZ	No objection	Application Permitted	Delegated Decision
29.05.24	DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF	No objection	Application Permitted	Delegated Decision
29.05.24	DC/24/0921/LBC - 44 Seckford Street Woodbridge Suffolk IP12 4LY	Refusal	Awaiting decision	
29.05.24	DC/24/0526/FUL - 44 Seckford Street Woodbridge Suffolk IP12 4LY	Refusal	Awaiting decision	
29.05.24	DC/24/1630/FUL - 53 Through Duncans Woodbridge Suffolk IP12 4EA	No objection	Awaiting decision	
29.05.24	DC/24/1523/FUL - 27 Seckford Street Woodbridge Suffolk IP12 4LY	No objection	Awaiting decision	
29.05.24	DC/24/1524/LBC - 27 Seckford Street Woodbridge Suffolk IP12 4LY	No objection	Awaiting 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	
19.06.24	DC/24/1817/FUL - Cabul Cottage 4 Bredfield Street Woodbridge Suffolk IP12 4NH	No objection	Application Permitted	Delegated Decision
19.06.24	DC/24/1818/LBC - Cabul Cottage 4 Bredfield Street Woodbridge Suffolk IP12 4NH	No objection	Application Permitted	Delegated Decision
19.06.24	DC/24/2014/FUL - 1 Upper Moorfield Road Woodbridge Suffolk IP12 4JW	No objection	Application Permitted	Delegated Decision
19.06.24	DC/24/2129/VOC - Deben Peace , Cherry Tree Road, Woodbridge, Suffolk, IP12 4BL	No objection	Awaiting decision	
03.07.24	DC/24/2182/FUL - 50 Deben Road Woodbridge Suffolk IP12 1AZ	No objection	Awaiting decision	
03.07.24	DC/24/2161/FUL - 14 Hasketon Road Woodbridge Suffolk IP12 4JS	No objection	Awaiting decision	
03.07.24	DC/24/1400/FUL - 17 Newnham Avenue Woodbridge Suffolk IP12 4EP	No objection	Awaiting decision	
03.07.24	DC/24/1492/FUL - 25 Bullards Lane Woodbridge Suffolk IP12 4HE	No objection	Awaiting decision	

Item 9

To note an appeal to the Secretary of State against a decision of East Suffolk Council regarding application DC/23/4469/VOC and consider if the Committee wish to provide additional comment.

Uploaded to SharePoint is a letter from the Planning Authority regarding application [DC/23/4469/VOC - 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. | 32 Thoroughfare Woodbridge Suffolk IPI2 1AQ.](#)

The applicant has appealed to the Secretary of State regarding the decision by the Planning Authority to reject application DC/23/4469/VOC – a decision will be determined on the basis of written representations submitted by both parties.

As a statutory consultee on the application, WTC are may make additional comments further to our original response:

WTC were satisfied with the conditions imposed on the original planning application (DC/20/2417/FUL), and therefore recommend refusal of this VOC application.

Members are asked to note an appeal to the Secretary of State against a decision of East Suffolk Council regarding application DC/23/4469/VOC and consider if the Committee wish to provide additional comment.