

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 19th February 2025 at 5.30pm.**



Greg Diaper
Town Clerk
14th February 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 5th February 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. To note an appeal to the Secretary of State against a decision of East Suffolk Council regarding application DC/22/4036/FUL and consider if the Committee wish to provide additional comment.**
- 11. To consider if the Committee wish to respond to the following consultations:**
 - A - Neighbourhood Plan Guidance**
 - B - Reform of planning for critical infrastructure projects**
 - C - Consultation on Reforms to the Energy Performance of Buildings Regime**
- 12. To receive a verbal update from Cllr. Adelson following a meeting with District Cllrs. Sally Nobel and Rachel Smith-Lyte.**
- 13. Closure.**

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 5th February 2025** at **5.30pm**

Councillors:

Present: D Adelson, S Bale, E Beck, M Kneebone, R Leach, D Pegg and R Sanders.

Apologies: G Holdcroft, P Gillard and N Phipps

In attendance: Deputy Clerk (Belinda Lloyd) and no members of the public.

1. Apologies for Absence

The Committee agreed to approve the absence of Cllrs. G Holdcroft, P Gillard and N Phipps.

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 22nd January 2025

The minutes of the Planning Committee meeting held 22nd 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/25/0253/TCA - 21 Queens Drive Woodbridge Suffolk IP12 4FE](#)

[DC/25/0316/TCA - Cemetery Lodge 6 Warren Hill Road Woodbridge Suffolk IP12 4DT](#)

Comment: Proposed work seems too drastic as the tree doesn't appear to be diseased. In the view of WTC planning committee, the tree is not threatening the cemetery and they consider the tree to have considerable amenity value.

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

The Council agreed their comments as set out below:-

DC/25/0187/TPO - The Red House Cumberland Street Woodbridge Suffolk IP12 4AD	No objection
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8. To comment on applications for planning permission

The Council agreed their comments as set out below:-

DC/25/0121/VOC - 1 St Johns Street Woodbridge Suffolk IP12 1EB	No objection subject to the acceptance of the required detail by the Heritage Officer.
DC/25/0112/LBC - 1 St Johns Street Woodbridge Suffolk IP12 1EB	No objection subject to the acceptance of the required detail by the Heritage Officer.
DC/24/4565/FUL - Chenevix Jewellery 40B Market Hill Woodbridge Suffolk IP12 4LU	No objection
DC/25/0109/LBC - Chenevix Jewellery 40B Market Hill Woodbridge Suffolk IP12 4LU	No objection
DC/24/4556/FUL - St Marys Churchyard II Market Hill Woodbridge Suffolk IP12 4LP	No objection
DC/24/4549/FUL - 51 Ipswich Road Woodbridge Suffolk IP12 4BT	No objection to the building however WTC regret the loss of the healthy Hornbeam tree. WTC recommend that if ESC is minded to give consent to the application, a condition should be added that a replacement Hornbeam be planted in a suitable location on the

	property, and this tree should be protected with a TPO.
DC/25/0162/FUL - Farlingaye High School Ransom Road Woodbridge Suffolk IP12 4JX	No objection
DC/25/0182/FUL - 12 Gladstone Road Woodbridge Suffolk IP12 1EF	No objection
DC/25/0265/FUL - Veterinary Surgery 18 Grundisburgh Road Woodbridge Suffolk IP12 4HG	No objection
DC/25/0267/FUL - 15 Clare Avenue Woodbridge Suffolk IP12 4ES	No objection

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 6.30pm.

Councillor Adelson
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/25/0395/TCA - 8 Queens Head Lane	Expiry Date: Wed 26 Feb 2025
Woodbridge Suffolk IP12 4ND	Determination: Thu 13 Mar 2025
Ino. Eucalyptus (Marked on plan) - Reduce height by up to 5m, reduce lateral spread to balance crown.	

Item 7

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

Item 8

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

DC/25/0048/FUL - 63 Seckford Street	Expiry Date: Thu 27 Feb 2025
Woodbridge Suffolk IP12 4LZ	Determination: Thu 27 Mar 2025
Alterations and extension works	

DC/25/0049/LBC - 63 Seckford Street	Expiry Date: Thu 27 Feb 2025
Woodbridge Suffolk IP12 4LZ	Determination: Thu 27 Mar 2025
Listed Building Consent - Alterations and extension works	

DC/25/0353/LBC - 2 Athenrye Court	Expiry Date: Thu 06 Mar 2025
Cumberland Street Woodbridge Suffolk	Determination: Wed 02 Apr 2025
IP12 4AP	
Listed Building Consent - Change of existing modern window to new door on the street elevation to improve access, and remodelling of internal stud wall	

DC/25/0352/FUL - 2 Athenrye Court	Expiry Date: Thu 06 Mar 2025
Cumberland Street Woodbridge Suffolk	Determination: Wed 02 Apr 2025
IP12 4AP	
Change of existing modern window to new door on the street elevation to improve access, and remodelling of internal stud wall	

DC/24/4505/FUL - 28 Hilly Fields	Expiry Date: Tue 04 Mar 2025
Woodbridge Suffolk IP12 4DX	Determination: Mon 07 Apr 2025

Construction of 1 no. dwelling

[DC/25/0048/FUL - 63 Seckford Street](#)
[Woodbridge Suffolk IP12 4LZ](#)

Expiry Date: Thu 27 Feb 2025

Determination: Thu 27 Mar 2025

Alterations and extension works

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/23/1713/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	Awaiting 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	
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/24/4020/FUL - The Old Granary Cottage The Granary Tide Mill Way Woodbridge Suffolk IP12 1B	Refusal	Application Refused	
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	Application Refused
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/24/4172/FUL - 14 New Street Woodbridge Suffolk IP12 1DX	Hold	Awaiting decision
08.01.25	DC/24/4288/FUL - 110A Castle Street Woodbridge Suffolk IP12 1HL	No objection	Application Permitted
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	Application Permitted
05.02.25	DC/25/0121/VOC - 1 St Johns Street Woodbridge Suffolk IP12 1EB	No objection	Awaiting decision
05.02.25	DC/25/0112/LBC - 1 St Johns Street Woodbridge Suffolk IP12 1EB	No objection	Awaiting decision
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	Awaiting decision
05.02.25	DC/25/0265/FUL - Veterinary Surgery 18 Grundisburgh Road Woodbridge Suffolk IP12 4HG	No objection	Awaiting decision
05.02.25	DC/25/0267/FUL - 15 Clare Avenue Woodbridge Suffolk IP12 4ES	No objection	Awaiting decision

Item 10

To note an appeal to the Secretary of State against a decision of East Suffolk Council regarding application DC/22/4036/FUL and consider if the Committee wish to provide additional comment.

Uploaded to SharePoint is a letter from the Planning Authority regarding application [DC/22/4036/FUL - Construction of 5 two storey dwellings. Formation of vehicular access, associated landscaping \(Resubmission of withdrawn DC/21/5180/FUL\) - Land Between 15 And 17 Beech Way Woodbridge Suffolk](#)

The applicant has appealed to the Secretary of State regarding the decision by the Planning Authority to reject application DC/22/4036/FUL – a decision will be determined on the basis of written representations submitted by both parties.

As a statutory consultee on the application, WTC may make additional comments further to our original response. The Council's comments on the two applications relevant to this site can be viewed via the links below (to the planning portal).

[DC/22/4036/FUL](#)

[DC/21/5180/FUL*](#)

*The report mentioned in this response has been uploaded to SharePoint.

Members are asked to note an appeal to the Secretary of State against a decision of East Suffolk Council regarding application DC/22/4036/FUL and consider if the Committee wish to provide additional comment.

Item 11

To consider if the Committee wish to respond to the following consultations:

A – Neighbourhood Plan Guidance

B – Reform of planning for critical infrastructure projects

C – Consultation on Reforms to the Energy Performance of Buildings Regime

Three consultations, two from East Suffolk Council and two from Central Government, are currently open for comment, and this item provides Members the opportunity to consider if the Committee wish to respond.

Neighbourhood Plan Guidance – Draft Documents

East Suffolk Council are developing two guidance documents for neighbourhood planning groups to assist them in producing planning policies when producing or reviewing neighbourhood plans, one related to climate change, and the other related to housing, and are consulting for feedback on the draft of each of the two documents. Each consultation seeks views on the proposed content of the document. The questionnaires include questions on each of the sections of the guidance, followed by questions about whether any topics have been missed, and whether any additional glossary entries, case studies or external links would be helpful to include.

Deadline for responses to consultations on both documents: 12 March 2025.

Climate change: [Neighbourhood Plan Guidance for Climate Change – East Suffolk Council, Strategic Planning Consultations](#)

Housing: [Neighbourhood Plan Guidance for Housing – East Suffolk Council, Strategic Planning Consultations](#)

Reform of planning for critical infrastructure projects

The Ministry for Housing, Communities & Local Government have published a Planning Reform Working Paper “Streamlining Infrastructure Planning” and are inviting views on how the Government could reform the process for consenting Nationally Significant Infrastructure Projects (NSIP). The Planning Reform Working Paper “proposes a number of measures that could be taken to streamline the consenting process for national infrastructure and to enable faster decision-making, whilst ensuring the process is fair and certain”.

There is no formal deadline.

[Planning Reform Working Paper: Streamlining Infrastructure Planning – GOV.UK](#)

Consultation on Reforms to the Energy Performance of Buildings Regime

The Ministry for Housing, Communities & Local Government are consulting on proposals to reform the Energy Performance of Buildings Regime in five critical areas: updating EPC

metrics, refining requirements for Energy Performance Certificates (EPCs) and Display Energy Certificates (DECs), improving data management protocols, strengthening quality control, and revising Air Conditioning Inspection Reports (ACIRs).

Deadline: 26 February 2025.

[Consultation on Reforms to the Energy Performance of Buildings Regime - Ministry of Housing, Communities and Local Government - Citizen Space](#)