

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 June at 5.30pm.**



Greg Diaper

Town Clerk

14th June 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 5th June 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. Closure.**

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 5th June 2024** at **5.30pm**

Councillors:

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

Apologies: P Gillard, G Holdcroft, M Kneebone and R Sanders.

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

1. Apologies for Absence

The Committee agreed to approve the absence of P Gillard, G Holdcroft, 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 29th May 2024

The minutes of the Planning Committee meeting held 29th May 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 trees:

DC/24/1940/TCA - 17 Lanyard Place Woodbridge Suffolk IP12 1FE

DC/24/1901/TCA - 55 Cumberland Street, Woodbridge, Suffolk, IP12 4AQ

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

No applications received for discussion.

7. To comment on applications for planning permission

The Council agreed their comments as set out below:-

DC/24/1715/FUL - St Marys House 11 Market Hill Woodbridge Suffolk IP12 4LP	<p>Holding objection pending site visit and further explanation.</p>
DC/24/1716/LBC - St Marys House 11 Market Hill Woodbridge Suffolk IP12 4LP	<p>Holding objection pending site visit and further explanation.</p>
DC/24/1601/FUL - 2 St Annes School House Crown Place Woodbridge Suffolk IP12 1BU	<p>No Objection</p>
DC/24/1806/FUL - 13 Briarwood Road, Woodbridge, Suffolk, IP12 4DQ	<p>No Objection</p>
DC/23/3608/FUL - 78 Victoria Road Woodbridge Suffolk IP12 1EL	<p>Our original objection still stands, and the Committee have made the following comments:</p> <p>2.1 It is only accessible on foot.</p> <p>2.5 The appellant’s statement is not accurate; access at the back of No. 78 cannot be considered a road as it is only a footpath at this point.</p> <p>2.8 The appellant mentions homes up Wilderness Lane; these homes are all on the part of the lane accessible by vehicle. The application site is past the point accessible by vehicles, where the road ends and becomes a public footpath, and thus the CAA can indeed “be deemed to be determinative in this regard.”</p> <p>5.7 – the scale, bulk and massing are apparent from the drawings.</p> <p>5.8 – the use of the buildings affects the access, which is discussed above. As an annexe there is access from Victoria Road; as a separate dwelling the sole access is via the Wilderness Lane footpath, as mentioned in our previous comment.</p>

5.9 is inaccurate, as again it equates developments backing onto a road with a separate dwelling accessible only by footpath..

5.12 The Public footpath is narrow, not lit and is well vegetated.

5.14 We contest the relevance of the examples and contend that they do not refer to anything comparable to the application. Each of the examples given are accessible by emergency vehicles and utility vehicles as they are all accessed via a road - eg. Haughgate Close. We assert the same applies to all the addresses mentioned in 5.15.

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 6.45pm

Councillor Adelson
Chair

Item 7

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/24/1760/TCA - 22 Sun Lane Woodbridge Suffolk IP12 1EG	Expiry Date: Thu 04 Jul 2024
	Determination: Thu 25 Jul 2024
Ino. Unknown species (marked on plan) - Remove stem adjacent to fence and crown reduce remaining stem by 0.5 metres	

DC/24/2133/TCA - Newby House 40 Cumberland Street Woodbridge Suffolk IP12 4AD	Expiry Date: Thu 04 Jul 2024
	Determination: Thu 25 Jul 2024
Ino. Holm Oak (in rear garden) - Fell	

Item 8

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

No applications at this time.

Item 9

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

Deferred due to site visit on 18th June 2024

DC/24/1715/FUL - St Marys House 11 Market Hill Woodbridge Suffolk IP12 4LP	Expiry Date: Thu 20 Jun 2024
	Determination: Tue 09 Jul 2024
Alterations and extension.	
DC/24/1716/LBC - St Marys House 11 Market Hill Woodbridge Suffolk IP12 4LP	Expiry Date: Thu 20 Jun 2024
	Determination: Tue 09 Jul 2024
Listed Building Consent - Alterations and extension	

DC/24/1817/FUL - Cabul Cottage 4 Bredfield Street Woodbridge Suffolk IP12 4NH	Expiry Date: Thu 04 Jul 2024
	Determination: Fri 26 Jul 2024
<p>Conversion of the existing garage to living accommodation. Red brick wall on the West elevation to match existing with horizontal painted timber boards above a red brick plinth on the South and East elevations. The existing weatherboarding on the south and east elevations is to be renewed and adapted to suit the proposed French windows on the east elevation.</p>	
DC/24/1818/LBC - Cabul Cottage 4 Bredfield Street Woodbridge Suffolk IP12 4NH	Expiry Date: Thu 04 Jul 2024
	Determination: Fri 26 Jul 2024
<p>Listed Building Consent - Conversion of the existing garage to living accommodation. Red brick wall on the West elevation to match existing with horizontal painted timber boards above a red brick plinth on the South and East elevations. The existing weatherboarding on the south and east elevations is to be renewed and adapted to suit the proposed French windows on the east elevation.</p>	

DC/24/2014/FUL - 1 Upper Moorfield Road Woodbridge Suffolk IP12 4JW	Expiry Date: Thu 27 Jun 2024
	Determination: Fri 26 Jul 2024
<p>Conversion of double garage into studio and alterations to existing bungalow</p>	

DC/24/1785/FUL - Dolphin Cottage 36B Bredfield Street Woodbridge Suffolk IP12 4NH	Expiry Date: Thu 04 Jul 2024
	Determination: Thu 18 Jul 2024
<p>Construction of a single storey extension to replace the existing conservatory</p>	

DC/24/2129/VOC - Deben Peace , Cherry Tree Road, Woodbridge, Suffolk, IP12 4BL	Expiry Date: Fri 05 Jul 2024
	Determination: Mon 05 Aug 2024
<p>Variation of Condition Nos. 2 & 7 of DC/24/0549/FUL – Proposed alterations to dwelling, a new access and a carport – Cycle Store Design & Location</p>	

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	
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	
22.11.23	DC/23/4210/LBC - Westmorland Cottage 2 - 4 Drybridge Hill Woodbridge Suffolk IP12 4HB	Refusal	Awaiting decision	
19.12.23	DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF	Refusal	Awaiting decision	
24.01.24	DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF	Refusal	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/24/0379/FUL - Timbers Broomheath Woodbridge Suffolk IP12 4DL	No objection	Application Permitted	Delegated 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	Awaiting decision	
06.03.24	DC/24/0733/ARM - Land Off Newnham Avenue Woodbridge Suffolk	Approval	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/24/0948/FUL - 17 California Woodbridge Suffolk IP12 4DE	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	
03.04.24	DC/24/0985/FUL - 37 Thoroughfare Woodbridge Suffolk IP12 1AH	Approval	Awaiting decision	
03.04.24	DC/24/1033/FUL - 1 St Johns Street Woodbridge Suffolk IP12 1EB	No objection	Application Permitted	Delegated 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	
17.04.24	DC/24/1034/LBC - 1 St Johns Street Woodbridge Suffolk IP12 1EB	No objection	Application Permitted	Delegated Decision
01.05.24	DC/24/1210/FUL - Veterinary Surgery 18 Grundisburgh Road Woodbridge Suffolk IP12 4HG	No objection	Application Permitted	Delegated Decision
01.05.24	DC/24/1200/FUL - 12 Andersons Way Woodbridge Suffolk IP12 4EB	No objection	Application Permitted	Delegated Decision
01.05.24	DC/24/1218/ADN - 2 Station Road Woodbridge Suffolk IP12 4AU	No objection	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	Awaiting decision	
29.05.24	DC/23/4332/FUL - Burkitt House 48 Chapel Street Woodbridge Suffolk IP12 4NF	No objection	Awaiting decision	
29.05.24	DC/24/1100/VOC - 74 Thoroughfare Woodbridge Suffolk	No objection	Awaiting 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/24/1574/FUL - 69 Victoria Road Woodbridge Suffolk IP12 1EL	No objection	Awaiting decision	
29.05.24	DC/24/1547/FUL - 9 Warren Hill Road Woodbridge Suffolk IP12 4DT	No objection	Awaiting decision	
29.05.24	DC/24/1463/FUL - 31 Seckford Street Woodbridge Suffolk IP12 4LY	No objection	Awaiting decision	
29.05.24	DC/24/1464/LBC - 31 Seckford Street Woodbridge Suffolk IP12 4LY	No objection	Awaiting decision	
29.05.24	DC/24/1492/FUL - 25 Bullards Lane Woodbridge Suffolk IP12 4HE	No objection	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	
29.05.24	DC/24/1588/LBC - Unit 2 11 Thoroughfare Woodbridge Suffolk IP12 1AA	No objection	Awaiting decision	
29.05.24	DC/24/1602/ADN - Unit 2 11 Thoroughfare Woodbridge Suffolk IP12 1AA	No objection	Awaiting decision	
05.06.24	DC/24/1715/FUL - St Marys House 11 Market Hill Woodbridge Suffolk IP12 4LP	Deferred	Awaiting decision	
05.06.24	DC/24/1716/LBC - St Marys House 11 Market Hill Woodbridge Suffolk IP12 4LP	Deferred	Awaiting decision	
05.06.24	DC/24/1601/FUL - 2 St Annes School House Crown Place Woodbridge Suffolk IP12 1BU	No objection	Awaiting decision	
05.06.24	DC/24/1806/FUL - 13 Briarwood Road, Woodbridge, Suffolk, IP12 4DQ	No objection	Awaiting decision	
05.06.24	DC/23/3608/FUL - 78 Victoria Road Woodbridge Suffolk IP12 1EL	Refusal	Awaiting decision	