

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 21st August at 5.30pm.**



Greg Diaper

Town Clerk

16th 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 7th August 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 consider a pavement licence application for Caffè Nero, Woodbridge.**
- 10. Closure.**

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 7th August 2024** at **5.30pm**

Councillors:

Present: S Bale, D Adelson, G Holdcroft, M Kneebone and D Pegg.

Apologies: E Beck, P Gillard, R Leach, N Phipps and R Sanders.

In attendance: District Councillor Kay Yule.

(The Town Clerk and Deputy Clerk were unable to attend this meeting)

1. Apologies for Absence

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

DCllr Kay Yule addressed the Committee regarding Item 6. on the Agenda. She reported that she had met with Falcon Saunders, East Suffolk Council's Arboricultural Officer who had assured her that he had assessed the application and has no significant concerns due to very high level of canopy cover at the property and the lack of visibility of the trees from public places.

There was a general discussion about how individual trees could be protected within an Area TPO as well as concerns about the paucity of information received on many TPO and TCA applications that come before the Committee especially now that digital images are easy to take and share. Cllr Yule indicated that a review of the legislation regarding Area TPO's was currently being undertaken by Government and that she would feed back the concerns of this Committee to the relevant Officers at ESC.

4. To agree and approve the Minutes of the meeting held on 24th July 2024

The minutes of the Planning Committee meeting held 24th 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/24/2678/TCA - 88 Thoroughfare Woodbridge Suffolk IP12 1AW

It was requested that the tree being removed be replaced with a smaller native tree.

DC/24/2703/TCA - Ye Olde Bell & Steelyard 103 New Street Woodbridge Suffolk IP12 1DZ

No additional comment.

DC/24/2723/TCA - 9A Burkitt Road Woodbridge Suffolk IP12 4JJ

The Committee felt that this was a particularly poor-quality application with little or no information about the health of the trees and that ESC should seek more detailed information.

DC/24/2754/TCA - 13 Ipswich Road Woodbridge Suffolk IP12 4BS

The Committee commented that although the work described was necessary and the applicant had been advised by a professional tree surgeon that it was unlikely to affect the viability of the tree, it was likely that the tree has other roots which might affect the public footway, and if these were similarly pruned there was a risk that the tree might not survive.

DC/24/2761/TCA - 117 Thoroughfare, Woodbridge, Suffolk, IP12 1AS

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

<p>DC/24/2298/TPO - Long Meadow Broomheath Woodbridge Suffolk IP12 4DL</p>	<p>The Committee accepted the opinion of ESC's Arboricultural Officer about all the works to be undertaken but asked that all removed trees, not just the pine tree (T5) be replaced by native broadleaf trees.</p>
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7. To comment on applications for planning permission

The Council agreed their comments as set out below:-

<p>DC/24/2522/FUL - 2 Burkitt Road Woodbridge Suffolk IP12 4JL</p>	<p>The Committee strongly recommends Refusal, because of the proposed creation of additional vehicular access at the property onto a busy main road into Woodbridge, adjacent to a junction and close to a further junction as well as three schools. The Committee felt that there was adequate vehicular access into the rear of the property off a much quieter side cul-de-sac.</p> <p>In addition, the Committee felt that loss of the hedge at the front of the property was detrimental to the general street scene.</p>
<p>DC/24/2268/FUL - Land And Store Adjacent To 21 Thoroughfare Woodbridge Suffolk</p>	<p>No Objection.</p> <p>It was noted that the two new retail outlet would inevitably create more vehicular traffic on a street that is now effectively becoming pedestrianised.</p>
<p>DC/24/2484/FUL - Blinley Road Off Grove Road Grundisburgh Road Roundabout Woodbridge Suffolk IP12 4HH</p>	<p>The Committee wishes to put a Holding Objection in place until SCC Highways have considered the matter.</p> <p>We recommend that Highways should note that the location is on the corner of a very busy junction by a high-speed road, and that is only likely to get busier and potentially more dangerous in the near future. There is currently street furniture and trees in the proposed location.</p> <p>It is requested that an extension be given to thoroughly investigate the matter, including finding a more suitable site, since we welcome the principle of providing energy storage to benefit the town.</p>
<p>DC/24/2481/VOC - Ferry Quay Cafe Ferry Quay Woodbridge Suffolk IP12 1BW</p>	<p>No Objection to the changes proposed in the VOC application.</p>

DC/24/2623/VOC - 32 The Thoroughfare Woodbridge IP12 1AQ	Holding Objection based on the Committee's previous objection to the application, until such time that the outcome of the applicant's appeal to the Secretary of State is known (see item 9).
DC/24/2631/VOC - 24 Cherry Tree Road Woodbridge Suffolk IP12 4BN	No Objection.

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.

The Committee requested that the Clerk write to ESC for more clarity on why the earlier applications re Burkitt House were approved contrary to the objections of this Committee, noting that the only application on this site the Committee has not objected to was the latest one.

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

The Committee noted the Appeal to the Secretary of State, but commented that the Committee was content with their original objection to the VOC applications and reasons, with nothing more to add.

10. Closure

The meeting was closed at 7.15pm.

Councillor Adelson
Chair

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/24/2817/TCA - The Cottage 38 Cumberland Street Woodbridge Suffolk IP12 4AD	Expiry Date: Wed 04 Sep 2024
	Determination: Tue 17 Sep 2024
Various stumps & shrubs (T1, T2 & T3) - Remove unwanted stumps and shrubs Yew (T4) - 25% Height reduction Oak (T5) - 25% Radial reduction, lifting off car port and neighbour garage	

DC/24/2835/TCA - St Johns Church St Johns Hill Woodbridge Suffolk IP12 IHS	Expiry Date: Wed 04 Sep 2024
	Determination: Wed 18 Sep 2024
1no. Group of Yew (marked group of 5 on plan) - Fell 1no. Group of Yew (marked group of 2 on plan) - Reduce canopy to finished radius of 2 metres and reduce height by up to 1 metre 1no. Sycamore (marked large sycamore on plan) - Prune to create a clearance of 3 metres from the church building 1no. Sycamore (marked small sycamore on plan) - Fell 1no. Yew (marked yew, box on plan) - Fell 3no. Laurel (marked on plan) - Fell	

Item 6

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

No applications to report on.

Item 7

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

Holding Objection from meeting dated 07.08.24

DC/24/2484/FUL - Blinney 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	

*The Committee wishes to put a **Holding Objection** in place until SCC Highways have considered the matter.*

We recommend that Highways should note that the location is on the corner of a very busy junction by a high-speed road, and that is only likely to get busier and potentially more dangerous in the near future. There is currently street furniture and trees in the proposed location.

It is requested that an extension be given to thoroughly investigate the matter, including finding a more suitable site, since we welcome the principle of providing energy storage to benefit the town.

DC/24/2810/VOC - Land To The South And East Of Adastral Park Martlesham Suffolk	Expiry Date: Mon 02 Sep 2024
	Determination: Mon 04 Nov 2024
Variation of Condition No. 1 of DC/21/4002/ARM - the construction of 173 dwellings (including 80 affordable houses) together with associated works, landscaping and infrastructure for Brightwell Lakes (Phase W1) - on DC/20/1234/VOC - to amend this condition to allow for changes to the layout and proposed house types to better accommodate a suitable mix of affordable housing.	

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	
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	
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	Application Permitted	Delegated Decision
17.04.24	DC/24/0921/LBC - 44 Seckford Street Woodbridge Suffolk IP12 4LY	Refusal	Application Permitted	Delegated Decision
01.05.24	DC/24/1400/FUL - 17 Newnham Avenue Woodbridge Suffolk IP12 4EP	No objection	Application Permitted	Delegated Decision
29.05.24	DC/24/1630/FUL - 53 Through Duncans Woodbridge Suffolk IP12 4EA	No objection	Application Permitted	Delegated Decision
29.05.24	DC/24/1523/FUL - 27 Seckford Street Woodbridge Suffolk IP12 4LY	No objection	Application Permitted	Delegated Decision
29.05.24	DC/24/1524/LBC - 27 Seckford Street Woodbridge Suffolk IP12 4LY	No objection	Application Permitted	Delegated 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/24/2129/VOC - Deben Peace , Cherry Tree Road, Woodbridge, Suffolk, IP12 4BL	No objection	Application Permitted	Delegated Decision
03.07.24	DC/24/2182/FUL - 50 Deben Road Woodbridge Suffolk IP12 1AZ	No objection	Application Permitted	Delegated Decision
03.07.24	DC/24/2161/FUL - 14 Hasketon Road Woodbridge Suffolk IP12 4JS	No objection	Application Permitted	Delegated Decision
03.07.24	DC/24/1400/FUL - 17 Newnham Avenue Woodbridge Suffolk IP12 4EP	No objection	Application Permitted	Delegated Decision
03.07.24	DC/24/1492/FUL - 25 Bullards Lane Woodbridge Suffolk IP12 4HE	No objection	Awaiting decision	
21.07.24	DC/24/2264/FUL - 17 Beaconsfield Road Woodbridge Suffolk IP12 1EQ	No objection	Application Permitted	Delegated Decision
21.07.24	DC/24/2335/CLE - 29 Ipswich Road Woodbridge Suffolk IP12 4BS	Hold	Awaiting decision	
21.07.24	DC/24/2026/LBC - Hatherley House 34 Church Street Woodbridge Suffolk IP12 1DH	No objection	Awaiting decision	
21.07.24	DC/24/2080/LBC - 2 Stone Place Woodbridge Suffolk IP12 1DW	No objection	Awaiting decision	
21.07.24	DC/24/1957/LBC - Woodbridge Tide Mill Tide Mill Way Woodbridge Suffolk IP12 1BH	Approval	Awaiting decision	
21.07.24	DC/24/1650/FUL - Jetty Lane The Avenue Woodbridge Suffolk IP12 4BA	Approval	Awaiting decision	
21.07.24	DC/24/0526/FUL - 44 Seckford Street Woodbridge Suffolk IP12 4LY	No objection	Application Permitted	Delegated Decision
21.07.24	DC/24/2172/ADN - Woodbridge Tide Mill Tide Mill Way Woodbridge Suffolk IP12 1BH	Approval	Awaiting decision	
21.07.24	DC/24/0921/LBC - 44 Seckford Street Woodbridge Suffolk IP12 4LY	No objection	Application Permitted	Delegated Decision
21.07.24	DC/24/2215/LBC - 10 New Street Woodbridge Suffolk IP12 1DU	No objection	Awaiting decision	
21.07.24	DC/24/2259/FUL - 2 St Annes School House Crown Place Woodbridge Suffolk IP12 1BU	No objection	Awaiting decision	
21.07.24	DC/24/2419/FUL - 38 St Johns Street Woodbridge Suffolk IP12 1ED	No objection	Awaiting decision	
21.07.24	DC/24/1952/FUL - Martlesham Wilds Church Lane Martlesham Woodbridge Suffolk IP12 4PQ	No comment	Awaiting decision	
21.07.24	DC/24/2243/FUL - Garden Centre Cumberland Street Woodbridge Suffolk IP12 4AF	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/24/2484/FUL - Bliney Road Off Grove Road Grundisburgh Road Roundabout Woodbridge Suffolk IP12 4HH	Hold	Awaiting decision	
07.08.24	DC/24/2481/VOC - Ferry Quay Cafe Ferry Quay Woodbridge Suffolk IP12 1BW	No objection	Awaiting decision	
07.08.24	DC/24/2623/VOC - 32 The Thoroughfare Woodbridge IP12 1AQ	Hold	Awaiting decision	
07.08.24	DC/24/2631/VOC - 24 Cherry Tree Road Woodbridge Suffolk IP12 4BN	No objection	Awaiting decision	

Item 9

To consider a pavement licence application for Caffe Nero, Woodbridge.

The Town Clerk received the following email from ESC licensing regarding the Caffe Nero store on the Thoroughfare:

Good afternoon

We have received an application to renew a pavement licence for Caffe Nero, 38c The Thoroughfare, Woodbridge, IP12 1AQ

This application is for 3 tables and 6 chairs. – this is different to what is in the application form but has been confirmed via email.

Size of seating area in front of the premises: 5m by 1.1m

Times will be Monday to Friday 7:30am to 7pm, Saturday 8am to 7pm and Sunday 8am to 6pm

There are no changes to size of the area, times or number of tables and chairs.

As these Pavement Licences are now legislated under the Levelling Up and Regeneration Act 2024, should this renewal be granted the licence will last for 2 years.

The consultation period has also been extended with these new applications (now 14 days) and will end on the 27th August 2024.

Thanks

Leonie

Leonie Hault | Licensing Officer

East Suffolk Council

Uploaded to SharePoint are the documents provided with this email.

Members are asked to consider a pavement licence application for Caffe Nero, Woodbridge.