

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