

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 24<sup>th</sup> 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 3<sup>rd</sup> July 2024**

The minutes of the Planning Committee meeting held 3<sup>rd</sup> 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)**

<p>DC/24/2298/TPO – Long Meadow Broomheath Woodbridge Suffolk IP12 4DL</p>	<p>The Committee noted that despite a request from the Town Clerk, no documents had been provided for this 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.</p>
<p>DC/24/2351/TPO – Sonas 30 Ipswich Road Woodbridge Suffolk IP12 4BX</p>	<p>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.</p>

**7. To comment on applications for planning permission**

The Council agreed their comments as set out below:-

<p>DC/24/2264/FUL – 17 Beaconsfield Road Woodbridge Suffolk IP12 1EQ</p>	<p>No objection.</p>
<p>DC/24/2335/CLE – 29 Ipswich Road Woodbridge Suffolk IP12 4BS</p>	<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</p>

	<p>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	<p>No objection.</p> <p>The Town Clerk was asked to confirm if the internal modification from a two to three-bedroom house requires full planning permission.</p>
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	<p>WTC recommend approval with the following caveats:</p> <ul style="list-style-type: none"> <li>- Request that the signage for the 'Childbase' part of the development be in keeping with that provided for Jetty Lane – i.e. Monochrome.</li> <li>- 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</li> </ul>

	<p>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 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>
DC/24/0526/FUL - 44 Seckford Street Woodbridge Suffolk IP12 4LY	No objection.
DC/24/2172/ADN - Woodbridge Tide Mill Tide Mill Way Woodbridge Suffolk IP12 1BH	WTC recommend approval.
DC/24/0921/LBC - 44 Seckford Street Woodbridge Suffolk IP12 4LY	No objection.
DC/24/2215/LBC - 10 New Street Woodbridge Suffolk IP12 1DU	<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>
DC/24/2259/FUL - 2 St Annes School House Crown Place Woodbridge Suffolk IP12 1BU	<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&amp;B to a self-catering AirBnB requires a COU application?</p>
DC/24/2419/FUL - 38 St Johns Street Woodbridge Suffolk IP12 1ED	WTC has no objection to this garage conversion as long as the Highways

	Authority does not object to the loss of a parking space.
DC/24/1952/FUL - Martlesham Wilds Church Lane Martlesham Woodbridge Suffolk IP12 4PQ	Whilst WTC welcomes this proposal from the Suffolk Wildlife Trust, the application is outside of our parish and therefore we provide No Comment.
DC/24/2243/FUL - Garden Centre Cumberland Street Woodbridge Suffolk IP12 4AF	<p>No objection with the following caveats:</p> <ul style="list-style-type: none"> <li>- 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).</li> <li>- 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:</li> </ul> <p><i>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.</i></p> <p><i>Reason: In the interests of road safety.</i></p> <p>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.</p>

**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