

To Members of the Planning Committee

Cllr. David Adelson Cllr. Sue Bale Cllr. Patrick Gillard
Cllr. Ruth Leach Cllr. Doreen Pegg Cllr. Nigel Phipps
Cllr. Robin Sanders Cllr. Simon Sadler

You are hereby summoned to **attend the meeting of the Planning Committee** to be held at the **Shire Hall** on **Wednesday 3rd September at 5.30pm.**



Greg Diaper
Town Clerk
29th August 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 fifteen 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.

Woodbridge Town Council vision statement

The Council will strive to ensure Woodbridge is a safe, harmonious, and thriving town where all residents and the wider community feel welcome.

We will work to make Woodbridge a place where all generations can participate in a vibrant, inclusive society that is environmentally resilient.

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 6th August 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. Closure.

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 6th August 2025** at **5.30pm**

Councillors:

Present: D Adelson, S Bale, R Leach N Phipps, S Sadler and R Sanders.

Apologies: D Pegg.

Absent without
apologies: P Gillard.

In attendance: Town Clerk (Mr G E Diaper) and no members of the public.

1. Apologies for Absence.

The Committee agreed to approve the absence of Cllr. D Pegg

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 23rd July 2025.

The minutes of the Planning Committee meeting held 23rd July 2025 were approved as a true record.

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:

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

No applications received for discussion.

8. To comment on applications for planning permission.

The Council agreed their comments as set out below:-

<p>DC/25/1462/LBC – 52 Thoroughfare Woodbridge Suffolk IP12 1AL</p>	<p>WTC recommend refusal as we consider that this application contravenes SCLP P11.5: Conservation Areas – Proposals for development within a Conservation Area should:</p> <ul style="list-style-type: none"> b) Preserve or enhance the character or appearance of the conservation area; c) Be of an appropriate design, scale, form, height, massing and position; <p>In order to preserve the historic fascia of the property, WTC do not consider the placement and positioning of a ‘Banking Hub’ sign across the marbled ‘Loaves and Fishes’ lettering to be appropriate for this sensitive location.</p> <p>We request that the Planning Authority insist that an alternative location on the property is found for the advertisement board which ensures all historic features of the property remain exposed.</p>
<p>DC/25/1463/ADI – 52 Thoroughfare Woodbridge Suffolk IP12 1AL</p>	<p>WTC recommend refusal as we consider that this application contravenes SCLP P11.5: Conservation Areas – Proposals for</p>

	<p>development within a Conservation Area should:</p> <ul style="list-style-type: none"> b) Preserve or enhance the character or appearance of the conservation area; c) Be of an appropriate design, scale, form, height, massing and position; <p>In order to preserve the historic fascia of the property, WTC do not consider the placement and positioning of a 'Banking Hub' sign across the marbled 'Loaves and Fishes' lettering to be appropriate for this sensitive location.</p> <p>We request that the Planning Authority insist that an alternative location on the property is found for the advertisement board which ensures all historic features of the property remain exposed.</p>
<p>DC/25/1461/FUL - 52 Thoroughfare Woodbridge Suffolk IP12 1AL</p>	<p>WTC recommend refusal as we consider that this application contravenes SCLP P11.5: Conservation Areas – Proposals for development within a Conservation Area should:</p> <ul style="list-style-type: none"> b) Preserve or enhance the character or appearance of the conservation area; c) Be of an appropriate design, scale, form, height, massing and position; <p>In order to preserve the historic fascia of the property, WTC do not consider the placement and positioning of a 'Banking Hub' sign across the marbled 'Loaves</p>

	<p>and Fishes’ lettering to be appropriate for this sensitive location.</p> <p>We request that the Planning Authority insist that an alternative location on the property is found for the advertisement board which ensures all historic features of the property remain exposed.</p>
<p>DC/25/2805/FUL - 3 Pinewood Woodbridge Suffolk IP12 4DS</p>	<p>No objection.</p>

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. To note an appeal to the Secretary of State against a decision of East Suffolk Council regarding application DC/25/0735/FUL and consider if the Committee wish to provide additional comment.

The Committee agreed not to submit additional comment in regard of this appeal.

11. To receive a report from the Chair following his attendance at the East Suffolk Council ‘Town and Parish Forum’.

The Committee received an update from the Chair following his attendance at the East Suffolk Council ‘Town and Parish Forum’.

The Chair reported that the main focus of the meeting was a presentation from Nicholas Newton, the Arboriculture and Landscape Manager at the authority. There were also updates from East Suffolk Council Officers regarding the plans for a new Local Plan, Housing and Land supply, and the Suffolk Coastal Energy Projects.

In regard of the Sea link development for which Woodbridge Town Council are registered as an interested party, the Committee agreed that Cllr. Sanders prepare a document to be submitted to the Planning Inspectorate in regard of the

Committee's significant concerns about this development for Woodbridge and East Suffolk.

12. To consider if the Committee wish to respond to an East Suffolk Council questionnaire.

The Committee agree and submitted its responses to the East Suffolk Council questionnaire which was seeking opinion from residents, businesses, developers, community organisations, and town/parish councils on how they can best engage, inform, and consult during the process of preparing planning policy documents such as Local Plans, Design Codes, Neighbourhood Plans, and planning guidance.

13. Closure.

The meeting was closed at 6.40pm.

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.

Extended date of application.

DC/25/3096/TCA - Garden House 3A	Expiry Date: Wed 03 Sep 2025
Pytches Road Woodbridge Suffolk IP12 1EP	Determination Date: Mon 22 Sep 2025
Ino. Tulip Tree (T1 on submitted plan) - 2m whole crown reduction (to previous pruning points) Ino. Holm Oak (T2 on submitted plan) - Prune back branches overhanging boundary by 1-2m Ino. Robinia (T3 on submitted plan) - Remove two lowest small diameter branches	

DC/25/3159/TCA - Elmhurst Cottage Lime	Expiry Date: Wed 10 Sep 2025
Kiln Quay Road Woodbridge Suffolk IP12 IBB	Determination: Wed 24 Sep 2025
Ino. Acer 'flamingo' (in front of garden gate) - Fell	

DC/25/3312/TCA - 22A Ipswich Road	Expiry Date: Wed 17 Sep 2025
Woodbridge Suffolk IP12 4BU	Determination: Tue 07 Oct 2025
Ino. Prunus Cerasifera (Plum) (marked on submitted plan) - Fell	

DC/25/3330/TCA - Land At 40 - 62 Castle	Expiry Date: Thu 18 Sep 2025
Street Woodbridge Suffolk IP12 1HN	Determination: Wed 08 Oct 2025
2no. Sycamore (T1 on submitted plan) - Fell Ino. Eucalyptus (T2 on submitted plan) - Fell Ino. Hazel (T3 on submitted plan) - Fell	

DC/25/3342/TCA - Fir Cottage 7 Pytches	Expiry Date: Thu 18 Sep 2025
Road Woodbridge Suffolk IP12 1ET	Determination: Wed 08 Oct 2025
Ino. Beech (marked on submitted plan) - Reduce selected limbs on south/southeast sides by approx. 3m and shape, raise crown over drive to 4m from ground level	

DC/25/3339/TCA - 3 Theatre Street	Expiry Date: Thu 18 Sep 2025
Woodbridge Suffolk IP12 4NE	Determination: Wed 08 Oct 2025
Ino. Goat Willow (marked on submitted plan) - Fell	

Item 7

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

No applications received for discussion.

Item 8

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

DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG	Expiry Date: Tue 02 Sep 2025 Determination: Wed 20 Nov 2024
Single storey rear extension to extend from the 1st floor onto the elevated garden and creation of garage/vehicle store	

DC/25/3094/FUL - 8 California Woodbridge Suffolk IP12 4DE	Expiry Date: Thu 04 Sep 2025 Determination Date: Mon 06 Oct 2025
First floor extension to a terraced house to provide an additional bedroom and house bathroom.	

DC/25/2878/FUL - 102 Thoroughfare Woodbridge Suffolk IP12 1AR	Expiry Date: Fri 12 Sep 2025 Determination Date: Tue 07 Oct 2025
Insulated stepped roof to Oriel window, replacement of badly designed felt roof with lead and moving a fire escape stair	

DC/25/3170/FUL - 99 New Street Woodbridge Suffolk IP12 1DZ	Expiry Date: Fri 12 Sep 2025 Determination: Thu 09 Oct 2025
Single storey rear extension, internal and external alterations.	

DC/25/3026/FUL - Robertsons Boatyard Lime Kiln Quay Woodbridge Suffolk IP12 1BD	Expiry Date: Thu 18 Sep 2025 Determination: Thu 09 Oct 2025
Removal of metal sheet cladding to existing boatshed and reclad profiled insulated panels. Existing window panels to be removed and reconfigured with new double glazed units, new fire escape doors and replacement rooflights.	

DC/25/2850/FUL - The Lions Sandy Lane Woodbridge Suffolk IP12 4DW	Expiry Date: Mon 15 Sep 2025 Determination: Mon 13 Oct 2025
Severance of part garden and erection of house, double garage, detached building comprising gym, pool plant room and workshop together with associated external works. (Self Build Proposal)	

DC/25/2085/FUL - Jasmine Cottage 69 Seckford Street Woodbridge Suffolk IP12 4LZ	Expiry Date: Thu 11 Sep 2025
	Determination: Tue 22 Jul 2025
Lower Ground rear Dining Room Extension, First Floor rear Bathroom Extension, Internal Alterations and replacement windows and doors on main house	

DC/25/2086/LBC - Jasmine Cottage 69 Seckford Street Woodbridge Suffolk IP12 4LZ	Expiry Date: Thu 11 Sep 2025
	Determination: Tue 22 Jul 2025
Lower Ground rear Dining Room Extension, First Floor rear Bathroom Extension, Internal Alterations and replacement windows and doors on main house	

DC/25/1371/FUL - Stable Cottage 11B Theatre Street Woodbridge Suffolk IP12 4NE	Expiry Date: Thu 18 Sep 2025
	Determination: Wed 28 May 2025
External repairs and replacement weatherboarding and removal/renewal of traditional render material, including some isolated masonry repairs once existing render removed. Alterations to both existing North, East & South elevation windows & doors. Additional roof top glazing & solar panels. Internally, to remove later addition timber stud wall upon the first floor, introducing a new open plan staircase and opening the space allowing more light through the large Juliet balcony doors. Relocation of window upon North & South elevations. remove and replace with traditional lime render to all ground level elevations	

DC/25/1363/LBC - Stable Cottage 11B Theatre Street Woodbridge Suffolk IP12 4NE	Expiry Date: Thu 18 Sep 2025
	Determination: Wed 28 May 2025
Listed Building Consent - External repairs and replacement weatherboarding and removal/renewal of traditional render material, including some isolated masonry repairs once existing render removed. Alterations to both existing North, East & South elevation windows & doors. Additional roof top glazing & solar panels. Internally, to remove later addition timber stud wall upon the first floor, introducing a new open plan staircase and opening the space allowing more light through the large Juliet balcony doors. Relocation of window upon North & South elevations. remove and replace with traditional lime render to all ground level elevations	

DC/25/1463/ADI - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	Expiry Date: Fri 12 Sep 2025
	Determination: Tue 12 Aug 2025
Illuminated Advertisement Consent - Installation of Banking Hub signage including, Acrylic letters to be fixed to an ACM panel which will be fixed to the existing marble shopfront. Displayed in the ground floor will be 2.no marketing posters, an A4 opening hours, DDA and A5 CCTV sign. Banking Hub advertisement will surround the ATM.	

DC/25/1462/LBC - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	Expiry Date: Fri 12 Sep 2025
	Determination: Tue 12 Aug 2025
Listed Building Consent - Replace existing entrance doors, windows and install ATM. Create 3 apertures and install a MVHR unit in the external courtyard. Replace existing	

condenser at rear and install a new weather louvre. Internal fit out including internal finishes will be stripped out, and new proposed floor finishes, ceiling finishes and partition walls will be installed

[DC/25/1461/FUL - 52 Thoroughfare](#)
[Woodbridge Suffolk IP12 1AL](#)

Expiry Date: Fri 12 Sep 2025

Determination: Tue 12 Aug 2025

Replace existing entrance doors, windows and install ATM. Create 3 apertures and install a MVHR unit in the external courtyard. Replace existing condenser at rear and install a new weather louvre

[DC/25/2768/FUL - 10-12 Market Hill](#)
[Woodbridge Suffolk IP12 4LU](#)

Expiry Date: Thu 18 Sep 2025

Determination: Mon 08 Sep 2025

Retrospective Application - Erection of outbuilding, greenhouse shed and pergola

[DC/25/3133/VOC - 7 Pinewood](#)
[Woodbridge Suffolk IP12 4DS](#)

Expiry Date: Fri 19 Sep 2025

Determination: Tue 14 Oct 2025

Variation of Condition No. 2 of DC/25/1444/FUL - Single storey rear extension following demolition of existing conservatory and change of external materials to contemporary render & composite timber cladding - Change from the approved cladding to render

[DC/25/3160/FUL - 35 Victoria Road](#)
[Woodbridge Suffolk IP12 1EL](#)

Expiry Date: Thu 25 Sep 2025

Determination: Mon 13 Oct 2025

Single-storey rear extension, conversion of existing attached garage to living accommodation, new lean-to roof to side element and extended dropped kerb

[DC/25/3178/FUL - 2 Greyfriars Woodbridge](#)
[Suffolk IP12 4EY](#)

Expiry Date: Wed 17 Sep 2025

Determination: Fri 10 Oct 2025

Proposed Porch

[DC/25/3223/LBC - 22 Church Street](#)
[Woodbridge Suffolk IP12 1DH](#)

Expiry Date: Thu 25 Sep 2025

Determination: Tue 14 Oct 2025

Listed Building Consent - Repairs to 3no. windows on front elevation

[DC/25/3147/FUL - 66 Cumberland Street](#)
[Woodbridge Suffolk IP12 4AD](#)

Expiry Date: Thu 25 Sep 2025

Determination: Wed 08 Oct 2025

Replacement windows.

Item 9

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	
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	Permitted	
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/24/2268/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	
23.10.24	DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG	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	
23.04.25	DC/25/1363/LBC - Stable Cottage 11B Theatre Street Woodbridge Suffolk IP12 4NE	No objection	Awaiting decision	
07.05.25	DC/25/1557/FUL - 12 Kingston Farm Road Woodbridge Suffolk IP12 4BD	Refusal	Awaiting decision	
21.05.25	DC/25/1647/FUL - 6 Hawthorn Place Woodbridge Suffolk IP12 4JZ	Refusal	Awaiting decision	
04.06.25	DC/25/2056/FUL - 1 Pytches Road Woodbridge Suffolk IP12 1EP	No objection	Awaiting decision	
18.06.25	DC/25/2085/FUL - Jasmine Cottage 69 Seckford Street Woodbridge Suffolk IP12 4LZ	No objection	Awaiting decision	
18.06.25	DC/25/2086/LBC - Jasmine Cottage 69 Seckford Street Woodbridge Suffolk IP12 4LZ	No objection	Awaiting decision	
18.06.25	DC/25/2072/FUL - 37 Thoroughfare Woodbridge Suffolk IP12 1AH	Hold	Awaiting decision	
18.06.25	DC/25/2073/ADN - 37 Thoroughfare Woodbridge Suffolk IP12 1AH	No objection	Awaiting decision	
02.07.25	DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG	No objection	Awaiting decision	
02.07.25	DC/25/1844/ARM - Land South And East Of Adastral Park Martlesham Heath Martlesham Suffolk	No objection	Awaiting decision	
02.07.25	DC/25/0543/FUL - 8 Crown Place Woodbridge Suffolk IP12 1BU	No objection	Awaiting decision	
02.07.25	DC/25/1461/FUL - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	No objection	Awaiting decision	
02.07.25	DC/25/1462/LBC - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	No objection	Awaiting decision	
02.07.25	DC/25/1463/ADI - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	No objection	Awaiting decision	
02.07.25	DC/25/2360/LBC - 29 Seckford Street Woodbridge Suffolk IP12 4LY	No objection	Awaiting decision	
23.07.25	DC/25/2330/FUL - 3 Greyfriars Woodbridge Suffolk IP12 4EY	No objection	Permitted	Delegated Decision
23.07.25	DC/25/2435/FUL - Ridgelands Dukes Park Woodbridge Suffolk IP12 4DD	No objection	Permitted	Delegated Decision
23.07.25	DC/25/2419/FUL - 95 New Street Woodbridge Suffolk IP12 1DZ	No objection	Awaiting decision	

23.07.25 DC/25/2193/FUL - 20 Warren Hill Road Woodbridge Suffolk IP12 4DU
 23.07.25 DC/25/2547/LBC - Norfolk House 71 Thoroughfare Woodbridge Suffolk IP12 1AH
 23.07.25 DC/25/2504/VOC - West Briarwood 125 Ipswich Road Woodbridge Suffolk IP12 4BY
 23.07.25 DC/25/2627/FUL - 63A Through Duncans Woodbridge Suffolk IP12 4EA
 23.07.25 DC/25/2617/FUL - 6 Ash Close Woodbridge Suffolk IP12 4BP
 23.07.25 DC/25/2558/FUL - Land Adjacent To 13 Sun Lane Woodbridge Suffolk
 23.07.25 DC/25/2698/LBC - 102 Thoroughfare Woodbridge Suffolk IP12 1AR
 23.07.25 DC/25/2708/FUL - 39 Bredfield Street Woodbridge Suffolk IP12 4NH
 23.07.25 DC/25/2645/LBC - 8 Angel Lane Woodbridge Suffolk IP12 4NG
 23.07.25 DC/25/2784/LBC - Red Lion Inn 90 Thoroughfare Woodbridge Suffolk IP12 1AL
 23.07.25 DC/25/2768/FUL - 10-12 Market Hill Woodbridge Suffolk IP12 4LU
 06.08.25 DC/25/1462/LBC - 52 Thoroughfare Woodbridge Suffolk IP12 1AL
 06.08.25 DC/25/1463/ADI - 52 Thoroughfare Woodbridge Suffolk IP12 1AL
 06.08.25 DC/25/1461/FUL - 52 Thoroughfare Woodbridge Suffolk IP12 1AL
 06.08.25 DC/25/2805/FUL - 3 Pinewood Woodbridge Suffolk IP12 4DS

Refusal	Permitted	Delegated Decision
No objection	Permitted	Delegated Decision
No objection	Awaiting decision	
No objection	Awaiting decision	
Approval	Permitted	Delegated Decision
No objection	Awaiting decision	
Approval	Awaiting decision	
No objection	Awaiting decision	
No objection	Permitted	Delegated Decision
No objection	Permitted	Delegated Decision
Refusal	Awaiting decision	
Refusal	Awaiting decision	
Refusal	Awaiting decision	
Refusal	Awaiting decision	
No objection	Awaiting decision	