

To Members of the Planning Committee

Cllr. David Adelson

Cllr. Sue Bale

Cllr. Ruth Leach


Cllr. Nigel Phipps

Cllr. Simon Sadler

Cllr. Robin Sanders

Cllr. Katharine Turner

You are hereby summoned to **attend the meeting of the Planning Committee** to be held at the **Shire Hall** on **Wednesday 4th February 2026 at 5.30pm.**



Greg Diaper

Town Clerk

30th January 2026

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 21st January 2026.

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. To note an appeal to the Secretary of State against a decision of East Suffolk Council regarding application DC/25/3438/FUL and consider if the Committee wish to provide additional comment.

11. To consider the Committee's response to Central Government and East Suffolk Council consultations.

12. To consider the Committee and Council's response to Suffolk County Council planning application SCC/0170/25SC (A12 improvement works).

13. Closure.

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.

No applications to report.

Item 7

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

No applications to report.

Item 8

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

DC/25/4678/FUL - 6 Brook Street Woodbridge Suffolk IP12 1BE	Expiry Date: Mon 09 Feb 2026
	Determination: Wed 28 Jan 2026
Repair and minor alterations to existing 2-storey end of terrace, Single storey rear kitchen extension, Repair and minor internal alterations to outbuilding to convert to habitable space. Garden improvements	

DC/25/4679/LBC - 6 Brook Street Woodbridge Suffolk IP12 1BE	Expiry Date: Mon 09 Feb 2026
	Determination: Wed 28 Jan 2026
Listed Building Consent - Repair and minor alterations to existing 2-storey end of terrace, Single storey rear kitchen extension, Repair and minor internal alterations to outbuilding to convert to habitable space. Garden improvements	

DC/26/0130/TEL - Wood Bridge Manor Farm Grundisburgh RD Grove Garage West Grove Road Woodbridge Ipswich Suffolk IP12 4LQ	Expiry Date: Tue 10 Feb 2026
	Determination: Mon 09 Mar 2026
Prior Notification - Telecommunication - Removal of 15m high lattice tower and 3 no. antennas; relocation of 3 no. transmission dishes and 1 no. Airwave antenna onto a new tower; and installation of a 20m high lattice tower with 3m headframe, 6 no. antennas, 1 no. transmission dish, and associated ancillary development.	

DC/25/4963/FUL - 11A Catherine Road Woodbridge Suffolk IP12 4JP	Expiry Date: Tue 10 Feb 2026
	Determination: Tue 17 Feb 2026

Rear extension, replace main roof with attic trusses to add first floor accommodation, including 3 No. Dormer windows one with a Juliet balcony, convert existing internal garage to habitable, internal alterations, new external materials.

[DC/25/4094/FUL - West Briarwood 125 Ipswich Road Woodbridge Suffolk IP12 4BY](#)

Expiry Date: Wed 11 Feb 2026

Determination: Wed 31 Dec 2025

Creation of new vehicular access off Ipswich Road, closure of existing access and erection of new wall/fence in relocated position to allow for visibility.

[DC/25/3688/FUL - Gazebo Farm Grundisburgh Road Woodbridge Suffolk IP13 6HX](#)

Expiry Date: Thu 26 Feb 2026

Determination: Thu 12 Mar 2026

Siting of a shepherds hut on land at Gazebo Farm

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	
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	
18.06.25	DC/25/2072/FUL - 37 Thoroughfare Woodbridge Suffolk IP12 1AH	Hold	Application Permitted	Delegated Decision
18.06.25	DC/25/2073/ADN - 37 Thoroughfare Woodbridge Suffolk IP12 1AH	No objection	Application Permitted	Delegated 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/25/2360/LBC - 29 Seckford Street Woodbridge Suffolk IP12 4LY	No objection	Awaiting decision	
03.09.25	DC/25/3178/FUL - 2 Greyfriars Woodbridge Suffolk IP12 4EY	No objection	Awaiting decision	
05.11.25	DC/25/3774/ARM - Land East Of Adastral Park Martlesham Heath Martlesham Suffolk	No comment	Awaiting decision	
05.11.25	DC/25/3922/FUL - Restaurant 6 Quay Street Woodbridge Suffolk IP12 1BX	Hold	Awaiting decision	
05.11.25	DC/25/3923/LBC - Restaurant 6 Quay Street Woodbridge Suffolk IP12 1BX	Hold	Awaiting decision	
05.11.25	DC/25/3862/FUL - Apricot Cottage Fen Walk Woodbridge Suffolk IP12 4BH	Refusal	Awaiting decision	
05.11.25	DC/25/2072/FUL - 37 Thoroughfare Woodbridge Suffolk IP12 1AH	No objection	Application Permitted	Delegated Decision
19.11.25	DC/25/1844/ARM - Land South And East Of Adastral Park Martlesham Heath Martlesham Suffolk	No comment	Awaiting decision	
19.11.25	DC/25/4094/FUL - West Briarwood 125 Ipswich Road Woodbridge Suffolk IP12 4BY	Hold	Awaiting decision	
03.12.25	DC/25/3862/FUL - Apricot Cottage Fen Walk Woodbridge Suffolk IP12 4BH	Refusal	Awaiting decision	
03.12.25	DC/25/3908/FUL - The Granary Tide Mill Way Woodbridge Suffolk	No objection	Awaiting decision	
03.12.25	DC/25/3909/LBC - The Granary Tide Mill Way Woodbridge Suffolk	No objection	Awaiting decision	
03.12.25	DC/25/4376/LBC - 29 Seckford Street Woodbridge Suffolk IP12 4LY	No objection	Awaiting decision	
16.12.25	DC/25/4678/FUL - 6 Brook Street Woodbridge Suffolk IP12 1BE	Hold	Awaiting decision	
16.12.25	DC/25/4679/LBC - 6 Brook Street Woodbridge Suffolk IP12 1BE	Hold	Awaiting decision	
07.01.26	DC/25/4735/FUL - 15 Beaconsfield Road Woodbridge Suffolk IP12 1EQ	No objection	Application Permitted	Delegated Decision
07.01.26	DC/25/3774/ARM - Land East Of Adastral Park Martlesham Heath Martlesham Suffolk	No comment	Awaiting decision	
07.01.26	DC/25/1844/ARM - Land South And East Of Adastral Park Martlesham Heath Martlesham Suffolk	No comment	Awaiting decision	
07.01.26	DC/25/4806/FUL -1 Pytches Road Woodbridge Suffolk IP12 1EP	No objection	Awaiting decision	

07.01.26 DC/25/4841/VOC - Hartington , 21 Dukes Park, Woodbridge, Suffolk, IP12 4DD
21.01.26 DC/25/3922/FUL - Restaurant 6 Quay Street Woodbridge Suffolk IP12 1BX
21.01.26 DC/25/3923/LBC - Restaurant 6 Quay Street Woodbridge Suffolk IP12 1BX
21.01.26 DC/25/4899/FUL - Former Ferry Quay Cafe Ferry Quay Woodbridge Suffolk
21.01.26 DC/25/4863/FUL - Grove House Hotel 39 Grove Road Woodbridge Suffolk IP12 4LG
21.01.26 DC/25/4808/FUL - Hill House 30 Market Hill Woodbridge Suffolk IP12 4LU
21.01.26 DC/25/4922/ARM - Land To The South And East Of Adastral Park Martlesham Suffolk
21.01.26 DC/25/4958/VOC - Chenevix Jewellery 40B Market Hill Woodbridge Suffolk IP12 4LU

No objection	Awaiting decision
Hold	Awaiting decision
Hold	Awaiting decision
Refusal	Awaiting decision
Refusal	Awaiting decision
Refusal	Awaiting decision
No comment	Awaiting decision
No objection	Awaiting decision

Item 10

To note an appeal to the Secretary of State against a decision of East Suffolk Council regarding application DC/25/3438/FUL and consider if the Committee wish to provide additional comment.

Uploaded to SharePoint is a letter from the Planning Authority regarding application [DC/25/3438/LBC – 27 Sun Lane; New rear dormer and new green roof with rooflight to replace existing flat roof](#)

The applicant has appealed to the Secretary of State regarding the decision by the Planning Authority to reject this application – a decision will be determined on the basis of written representations submitted by both parties.

As a statutory consultee on the application, WTC may make additional comments further to our original response (provided below):

WTC recommend refusal as the application is contrary to the following policy clauses:

SCLP11.2 Residential Amenity

- a) Privacy/overlooking;
- c) Access to daylight and sunlight;
- e) The resulting physical relationship with other properties;

SCLP11.4: Listed Building

- a) Demonstrate a clear understanding of the significance of the building and its setting alongside an assessment of the potential impact of the proposal on that significance; (as the proposal would remove a section of listed buildings wall, in full view from St Johns Hill as shown in the photographs).
- c) of an appropriate design, scale, form, height, massing and position which complement the existing building.
- d) Use high quality materials and methods of construction which complement the character of the building; (this relates to the timber cladding)

Members are asked to note an appeal to the Secretary of State against a decision of East Suffolk Council regarding application DC/25/3438/FUL and consider if the Committee wish to provide additional comment.

Item 11

To consider the Committee's response to Central Government and East Suffolk Council consultations.

The Committee agreed at its late January meeting to:

10.	<p><u>To consider if the Committee wishes to respond to Central Government and East Suffolk Council consultations.</u></p> <p>The Committee agreed that all Members be appointed to a Working Party to consider how to respond to the following consultations:</p> <ul style="list-style-type: none">- Consultation on engagement in planning processes (East Suffolk Council)- National Planning Policy Framework: proposed reforms and other changes to the planning system (Central Government) <p>Members were also encouraged to respond individually.</p>
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The first meeting of that Working Party is scheduled for Thursday 5th February.

Members are asked to consider the Committee's response to Central Government and East Suffolk Council consultations.

Item 12

To consider the Committee and Council's response to Suffolk County Council planning application SCC/0170/25SC (A12 improvement works).

The Committee first considered the A12 improvement works application at its meeting in early January:

10.	<p><u>To consider Suffolk County Council planning application SCC/0170/25SC.</u></p> <p>The Committee noted that the deadline for responses to be submitted to Suffolk County Council was January 26th, a period which represents five calendar weeks (including Christmas) from the date of the notification email.</p> <p>The Town Clerk was asked to:</p> <ul style="list-style-type: none">- Request an extension to the submission deadline which reflects a ten-week period from the date of the notification email. (February 27th)- Request a meeting with Suffolk County Council and WSP to discuss the consultation documents. <p>The Town Clerk was also asked to include an item on the January Town Council agenda in order that all Members be made aware of the consultation and the significant impact the proposals will have on Woodbridge.</p>
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Suffolk County Council have agreed an extension until February 9th, (National legislation sets out that the statutory time period for the consultation period for this type of application is 30 days, taking into account the bank holidays over Christmas and New Year).

As requested, Full Council considered the matter at its January meeting, the minutes from which state:

20. To consider Suffolk County Council planning application SCC/0170/25SC.

The Mayor reported on a meeting held on Monday with the project team from Suffolk County Council, Melton Parish Council and a number of other parishes in regard of the proposed improvement works to the A12 (as covered by planning application SCC/0170/25SC).

The Council mandated the Planning Committee, with input from the Highways and Transport Committee, to agree the Council's response to the consultation.

The Council agreed it would also seek to develop a paper to present our concerns about the project to the developers of Sizewell C.

The Highways Committee received a report from Chair and County Cllr. Leach which will also be presented by her at this meeting. It was also noted that the Woodbridge Youth Council has considered the matter and requested more pedestrian crossings to be installed.

Members are asked to consider how to formalise the Council's response to Suffolk County Council planning application SCC/0170/25SC (A12 improvement works).