

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 March 2026 at 5.30pm.**



Greg Diaper

Town Clerk

27th February 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 18th February 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 consider if the Committee wishes to respond to the East Suffolk Council consultation on Neighbourhood Planning Guidance for Infrastructure and Community Infrastructure Levy (CIL).

11. 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.

DC/26/0646/TCA - 40 Thoroughfare Woodbridge Suffolk IP12 1AL	Expiry Date: Thu 12 Mar 2026
	Determination: Tue 31 Mar 2026
Ino. Sycamore (TI on submitted plan) – Raise crown to 3m from ground level, reduce overhanging branches southeast side.	

DC/26/0702/TCA - Jasmine Cottage 69 Seckford Street Woodbridge Suffolk IP12 4LZ	Expiry Date: Tue 17 Mar 2026
	Determination: Mon 06 Apr 2026
Ino. Ash (marked on submitted plan) – Re-pollard to previous pruning points	

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/26/0454/FUL - 15 Clare Avenue Woodbridge Suffolk IP12 4ES	Expiry Date: Thu 12 Mar 2026
	Determination: Wed 01 Apr 2026
Construction of single storey side and rear extensions. Installation of front porch structure. Installation of photovoltaic panels. Creation of drive access via dropped kerb installation with connection to public highway and site parking area. (Site having extant permission for similar & two storey development under DC/25/0267/FUL)	

DC/25/4686/FUL - Evangelical Church 42 Warwick Avenue Woodbridge Suffolk IP12 1JX	Expiry Date: Mon 09 Mar 2026
	Determination: Tue 07 Apr 2026
Replacement of existing timber frame youth hall with proposed timber frame youth hall	

DC/25/4094/FUL - West Briarwood 125 Ipswich Road Woodbridge Suffolk IP12 4BY	Expiry Date: Sat 28 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/26/0477/FUL - 1 Quay Street Woodbridge Suffolk IP12 1BX	Expiry Date: Thu 12 Mar 2026
	Determination: Thu 02 Apr 2026
Demolition of existing building, construction of 4x 2 bedroom dwellings, car parking and associated works.	

DC/25/4787/FUL - Deben Swimming Pool Station Road Woodbridge Suffolk IP12 4AU	Expiry Date: Mon 09 Mar 2026
	Determination: Tue 07 Apr 2026
Proposed domestic water services, external compound layouts and acoustic perimeter louvre system on the roof to the rear of the leisure centre. Proposed solar panels to existing roof.	

DC/26/0475/FUL - 54 Cumberland Street Woodbridge Suffolk IP12 4AD	Expiry Date: Thu 19 Mar 2026
	Determination: Thu 09 Apr 2026
Replace an existing small rear dormer and rooflight with a new rear dormer.	

DC/26/0616/LBC - Walnut Cottage 76 Grundisburgh Road Woodbridge Suffolk IP13 6HX	Expiry Date: Fri 27 Mar 2026
	Determination: Fri 17 Apr 2026
Listed Building Consent - Replacement of existing 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	
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	
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/25/3862/FUL - Apricot Cottage Fen Walk Woodbridge Suffolk IP12 4BH	Refusal	Awaiting decision	
19.11.25	DC/25/1844/ARM - Land South And East Of Adastral Park Martlesham Heath Martlesham Suffolk	No comment	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	Permitted	Delegated Decision
03.12.25	DC/25/3909/LBC - The Granary Tide Mill Way Woodbridge Suffolk	No objection	Permitted	Delegated Decision
03.12.25	DC/25/4376/LBC - 29 Seckford Street Woodbridge Suffolk IP12 4LY	No objection	Awaiting 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	Permitted	Delegated Decision
21.01.26	DC/25/4899/FUL - Former Ferry Quay Cafe Ferry Quay Woodbridge Suffolk	Refusal	Awaiting decision	
21.01.26	DC/25/4863/FUL - Grove House Hotel 39 Grove Road Woodbridge Suffolk IP12 4LG	Refusal	Awaiting decision	
21.01.26	DC/25/4808/FUL - Hill House 30 Market Hill Woodbridge Suffolk IP12 4LU	Refusal	Awaiting decision	
21.01.26	DC/25/4922/ARM - Land To The South And East Of Adastral Park Martlesham Suffolk	No comment	Awaiting decision	
21.01.26	DC/25/4958/VOC - Chenevix Jewellery 40B Market Hill Woodbridge Suffolk IP12 4LU	No objection	Awaiting decision	
04.02.26	DC/25/4678/FUL - 6 Brook Street Woodbridge Suffolk IP12 1BE	No objection	Awaiting decision	
04.02.26	DC/25/4679/LBC -6 Brook Street Woodbridge Suffolk IP12 1BE	No objection	Awaiting decision	
04.02.26	DC/26/0130/TEL - Wood Bridge Manor Farm Grundisburgh RD Grove Garage West Grove Rd, IP12 4LQ	Approval	Awaiting decision	
04.02.26	DC/25/4963/FUL - 11A Catherine Road Woodbridge Suffolk IP12 4JP	No objection	Awaiting decision	
04.02.26	DC/25/3688/FUL - Gazebo Farm Grundisburgh Road Woodbridge Suffolk IP13 6HX	No objection	Awaiting decision	
18.02.26	DC/25/3923/LBC - Restaurant 6 Quay Street Woodbridge Suffolk IP12 1BX	No objection	Awaiting decision	
18.02.26	DC/26/0045/LBC - 80 Thoroughfare Woodbridge Suffolk IP12 1AL	No objection	Awaiting decision	

Item 10

To consider if the Committee wishes to respond to the East Suffolk Council consultation on Neighbourhood Planning Guidance for Infrastructure and Community Infrastructure Levy (CIL).

The Town Clerk received the following email from East Suffolk Council inviting the Council to respond to a 'focused consultation' on the proposed content of the 'Planning for Infrastructure and Community Infrastructure Levy Guidance':

East Suffolk Council have produced new guidance on Planning for Infrastructure for Town/Parish Councils to assist them when producing a Neighbourhood Plan.

The Neighbourhood Planning 'Planning for Infrastructure and Community Infrastructure Levy Guidance' document is designed to help town and parish councils and associated Neighbourhood Plan groups to consider what infrastructure is, what type of infrastructure may be needed in their town or parish and to plan for infrastructure in their plans. The guidance also covers CIL and funding streams that may be available to help with the provision of infrastructure over the plan period.

This guidance can be used alongside the newly produced Neighbourhood Planning documents which can be found on the Neighbourhood planning page: [Preparing a Neighbourhood Plan | East Suffolk Council](#) specifically the 'Neighbourhood Planning -How to go about it' guide and the Implementation and Monitoring guide (for those with made plans).

The Council is inviting specific organisations and town and parish councils to respond to our focused consultation on the proposed content of the respective guides and project plan.

The consultation is open from Wednesday 4th February to **5pm on Wednesday 18th March 2026**. Responses should be sent to PlanningPolicy@eastsoffolk.gov.uk

Kind regards



Sent by East Suffolk Council, Planning Policy and Delivery Team, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ

Email: planningpolicy@eastsoffolk.gov.uk

Tel: 01394 444557 / 01502 523029

Uploaded to SharePoint is the draft document – Officers will seek to understand prior to the meeting exactly how the Planning Authority wish us to consider this document.

Members are asked to consider if the Committee wishes to respond to the East Suffolk Council consultation on Neighbourhood Planning Guidance for Infrastructure and Community Infrastructure Levy (CIL).