

## 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 20<sup>th</sup> August at 5.30pm.**



Greg Diaper  
Town Clerk  
15<sup>th</sup> 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 6<sup>th</sup> 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 23<sup>rd</sup> July 2025.**

The minutes of the Planning Committee meeting held 23<sup>rd</sup> 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"> <li>b) Preserve or enhance the character or appearance of the conservation area;</li> <li>c) Be of an appropriate design, scale, form, height, massing and position;</li> </ul> <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"> <li>b) Preserve or enhance the character or appearance of the conservation area;</li> <li>c) Be of an appropriate design, scale, form, height, massing and position;</li> </ul> <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"> <li>b) Preserve or enhance the character or appearance of the conservation area;</li> <li>c) Be of an appropriate design, scale, form, height, massing and position;</li> </ul> <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.

<a href="#">DC/25/3096/TCA - Garden House 3A</a>	Expiry Date: Wed 03 Sep 2025
<a href="#">Pytches Road Woodbridge Suffolk IP12 1EP</a>	Determination Date: Mon 22 Sep 2025
1no. Tulip Tree (T1 on submitted plan) - 2m whole crown reduction (to previous pruning points) 1no. Holm Oak (T2 on submitted plan) - Prune back branches overhanging boundary by 1-2m 1no. Robinia (T3 on submitted plan) - Remove two lowest small diameter branches	

## **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.**

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

<a href="#">DC/25/2878/FUL - 102 Thoroughfare</a>	Expiry Date: Fri 12 Sep 2025
<a href="#">Woodbridge Suffolk IP12 1AR</a>	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	

## 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	Awaiting decision	
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	Refusal	Awaiting decision	
23.07.25	DC/25/2547/LBC - Norfolk House 71 Thoroughfare Woodbridge Suffolk IP12 1AH	No objection	Permitted	Delegated Decision
23.07.25	DC/25/2504/VOC - West Briarwood 125 Ipswich Road Woodbridge Suffolk IP12 4BY	No objection	Awaiting decision	
23.07.25	DC/25/2627/FUL - 63A Through Duncans Woodbridge Suffolk IP12 4EA	No objection	Awaiting decision	
23.07.25	DC/25/2617/FUL - 6 Ash Close Woodbridge Suffolk IP12 4BP	Approval	Awaiting decision	
23.07.25	DC/25/2558/FUL - Land Adjacent To 13 Sun Lane Woodbridge Suffolk	No objection	Awaiting decision	
23.07.25	DC/25/2698/LBC - 102 Thoroughfare Woodbridge Suffolk IP12 1AR	Approval	Awaiting decision	
23.07.25	DC/25/2708/FUL - 39 Bredfield Street Woodbridge Suffolk IP12 4NH	No objection	Awaiting decision	
23.07.25	DC/25/2645/LBC - 8 Angel Lane Woodbridge Suffolk IP12 4NG	No objection	Awaiting decision	
23.07.25	DC/25/2784/LBC - Red Lion Inn 90 Thoroughfare Woodbridge Suffolk IP12 1AL	No objection	Awaiting decision	
23.07.25	DC/25/2768/FUL - 10-12 Market Hill Woodbridge Suffolk IP12 4LU	Refusal	Awaiting decision	
06.08.25	DC/25/1462/LBC - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	Refusal	Awaiting decision	
06.08.25	DC/25/1463/ADI - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	Refusal	Awaiting decision	
06.08.25	DC/25/1461/FUL - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	Refusal	Awaiting decision	
06.08.25	DC/25/2805/FUL - 3 Pinewood Woodbridge Suffolk IP12 4DS	No objection	Awaiting decision	