

## To Members of the Planning Committee

Cllr. David Adelson

Cllr. Sue Bale

Cllr. Ruth Leach

Cllr. Nigel Phipps

Cllr. Simon Sadler

Cllr. Robin Sanders

You are hereby summoned to **attend the meeting of the Planning Committee** to be held at the **Shire Hall** on **Wednesday 21<sup>st</sup> January 2026 at 5.30pm.**



Greg Diaper

Town Clerk

16<sup>th</sup> 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 7<sup>th</sup> 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 consider if the Committee wishes to respond to Central Government and East Suffolk Council consultations.**

**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.

<a href="#">DC/26/0012/TCA - Arnott House 12 Church Street Woodbridge Suffolk IP12 1DH</a>	Expiry Date: Wed 28 Jan 2026
	Determination: Mon 16 Feb 2026
2no. Tree of Heaven (marked on submitted plan) - Fell	

<a href="#">DC/26/0101/TCA - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH</a>	Expiry Date: Tue 03 Feb 2026
	Determination: Mon 23 Feb 2026
Carry out all works as per submitted Tree Schedule and Tree Plan dated November 2025	

<a href="#">DC/26/0102/TCA - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH</a>	Expiry Date: Wed 04 Feb 2026
	Determination: Wed 25 Feb 2026
Carry out all works as per submitted Tree Survey and Tree location plan.	

<a href="#">DC/26/0104/TCA - The Garden House 28 Chapel Street Woodbridge Suffolk IP12 4NF</a>	Expiry Date: Wed 04 Feb 2026
	Determination: Tue 24 Feb 2026
1no. Crab Apple (A on submitted plan) - Fell 1no. Cherry (B on submitted plan) - Fell 1no. Larch (C on submitted plan) - Fell 1no. Magnolia (D on submitted plan) - Fell 1no. Holm Oak (E on submitted plan) - Fell	

## **Item 7**

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

<a href="#">DC/26/0022/TPO - 1 Dukes Meadow Woodbridge Suffolk IP12 4DR</a>	Expiry Date: Mon 02 Feb 2026
	Determination: Tue 03 Mar 2026
1no. Horse chestnut (marked on plan) - Re-pollard to previous pollard pruning points, approx. 4-5m from ground level	

## **Item 8**

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

<a href="#">DC/25/3922/FUL - Restaurant 6 Quay Street Woodbridge Suffolk IP12 1BX</a>	Expiry Date: Tue 20 Jan 2026
	Determination: Wed 10 Dec 2025

Construction of a single storey rear extension, including internal alterations and new outside seating area

[DC/25/3923/LBC - Restaurant 6 Quay Street Woodbridge Suffolk IP12 1BX](#)

Expiry Date: Tue 20 Jan 2026

Determination: Wed 10 Dec 2025

Listed Building Consent - Construction of a single storey rear extension, including internal alterations and new outside seating area

[DC/25/4899/FUL - Former Ferry Quay Cafe Ferry Quay Woodbridge Suffolk](#)

Expiry Date: Thu 05 Feb 2026

Determination: Wed 04 Mar 2026

Secondary access to existing cafe building

[DC/25/4863/FUL - Grove House Hotel 39 Grove Road Woodbridge Suffolk IP12 4LG](#)

Expiry Date: Fri 30 Jan 2026

Determination: Mon 09 Feb 2026

Change of use of the managers accommodation at Grove House Hotel to an independent, unrestricted residential dwelling (Use Class C3)

[DC/25/4808/FUL - Hill House 30 Market Hill Woodbridge Suffolk IP12 4LU](#)

Expiry Date: Thu 12 Feb 2026

Determination: Fri 27 Feb 2026

Detached garage/workshop with studio over to replace 3 number buildings (revised scheme).

[DC/25/4922/ARM - Land To The South And East Of Aadastral Park Martlesham Suffolk](#)

Expiry Date: Thu 19 Feb 2026

Determination: Wed 08 Apr 2026

Approval of Reserved Matters for Parcel W4a; compliance with conditions Conditions 8,10,24,30a,67 and partial discharge of conditions 13,14,16,25,26,27,28,32,42,49,50 of DC/24/2810/VOC (as varied from DC/23/3984/VOC as varied from DC/20/1234/VOC) (original planning permission DC/17/1435/OUT - Outline planning permission for up to 2000 dwellings, an employment area of 0.6ha (use class B1) primary local centre comprising use class A1, A2, A3, A4, A5, B1, C3, 02) secondary centre (comprising possible use class A1, A3 and A4), a school, green infrastructure (including Suitable Accessible Natural Green space (SANGs) outdoor play areas, sports ground and allotments/community orchards), public footpaths and cycleways, vehicle accesses and associated infrastructure)

[DC/25/4806/FUL - 1 Pytches Road Woodbridge Suffolk IP12 1EP](#)

Expiry Date: Thu 12 Feb 2026

Determination: Thu 05 Feb 2026

Construction of a two-storey side and part rear extensions, matching gable ends, front porch and new square bay, with smooth render on part of existing dwelling and extensions (revised scheme to DC/25/2056/FUL)

<a href="#">DC/25/4958/VOC - Chenevix Jewellery</a> <a href="#">40B Market Hill Woodbridge Suffolk IP12</a> <a href="#">4LU</a>	Date: Thu 19 Feb 2026
Variation of Condition No.2 of DC/25/0109/LBC (Listed Building Consent - Internal alterations to create a new one bedroom dwelling on ground and first floor to form 40C Market Hill. Reduction in size of existing commercial unit 40B Market Hill. Replacement of existing window and door to side of property) - Amendment of the approved drawings to the updated revisions included in this application and listed below. A01- 05 Existing & Proposed Elevations, A01-39 - Window Details, Design and Access Statement	Determination: Tue 17 Feb 2026

## 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	Awaiting decision	
18.06.25	DC/25/2073/ADN - 37 Thoroughfare Woodbridge Suffolk IP12 1AH	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/25/3922/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/25/3970/VOC - 26 Ransom Road Woodbridge Suffolk IP12 4JU	No objection	Application Permitted	Delegated 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	Awaiting decision	
19.11.25	DC/25/3160/FUL - 35 Victoria Road Woodbridge Suffolk IP12 1EL	Refusal	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/25/3928/FUL - St Johns Church St Johns Hill Woodbridge Suffolk	No objection	Application Withdrawn	
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	
16.12.25	DC/25/3160/FUL - 35 Victoria Road Woodbridge Suffolk IP12 1EL	Refusal	Application Permitted	Delegated Decision
07.01.26	DC/25/4735/FUL - 15 Beaconsfield Road Woodbridge Suffolk IP12 1EQ	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	Awaiting decision
07.01.26	DC/25/4841/VOC - Hartington , 21 Dukes Park, Woodbridge, Suffolk, IP12 4DD	No objection	Awaiting decision

## **Item 10**

### **To consider if the Committee wishes to respond to Central Government and East Suffolk Council consultations.**

Members are asked to consider if the Committee wishes to respond to Central Government and East Suffolk Council consultations.

#### [Council launches consultation on engagement in planning processes » East Suffolk Council](#)

East Suffolk Council is inviting residents, businesses, community groups and stakeholders to give their views on the draft Statement of Community Involvement.

We are reviewing our Statement of Community Involvement which explains when and how people can be involved in local planning, including planning applications and neighbourhood plans. It also sets out principles we will follow in engaging on a new local plan, which will set out where new homes, jobs and facilities will be located.

**Closing date 24 February 2026**

#### [National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#)

Ministry for Housing, Communities and Local Government is seeking views on a revised version of the National Planning Policy Framework (NPPF). A draft NPPF has been published alongside this consultation and both documents should be read together.

**Closing date: 10 March 2026**