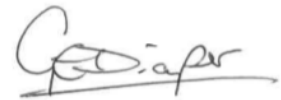


To Members of the Planning Committee

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 23rd July at 5.30pm.**



Greg Diaper
Town Clerk
18th July 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 2rd July 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. To consider the draft response prepared by the Chair for the consultation on Improving the implementation of Biodiversity Net Gain for minor, medium and brownfield development

11. Closure.

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 2nd July 2025** at **5.30pm**

Councillors:

Present: D Adelson, S Bale, D Pegg, S Sadler and R Sanders.

Apologies: P Gillard, R Leach and N Phipps

In attendance: Town Clerk (Mr G E Diaper) and five members of the public.

1. Apologies for Absence.

The Committee agreed to approve the absence of Cllrs. P Gillard, R Leach and N Phipps.

2. To receive Declarations of Interest.

Cllr. Sadler declared a Disclosable Pecuniary Interest in application DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG, as the owner of property on that street.

3. Requests for dispensations.

The Committee agreed to provide a dispensation for Cllr. Sadler to remain and speak, but not to vote, during the consideration of planning application DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG.

4. Public Question Time.

A resident of Angel Lane addressed the Committee regarding application DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG.

The applicant addressed the Committee regarding application DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG.

5. To agree and approve the Minutes of the meeting held on 18th June 2025.

The minutes of the Planning Committee meeting held 18th June 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:

DC/25/2490/TCA - Orlop House 36 Chapel Street Woodbridge Suffolk IP12 4NF

The Committee requested that for application 'DC/25/2480/TCA - Garden Centre Cumberland Street Woodbridge Suffolk IP12 4AF' the Town Clerk request that the application form be provided on the planning portal, and that the Committee be provided an extension until July 24th.

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:-

DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG	The Woodbridge Town Council Planning Committee agreed that it does not object to this application, and this decision would be final should the East Suffolk Council Design and Heritage Conservation Officer also support the proposals. Should the Design and Heritage Conservation Officer not support the proposals, WTC would wish to be notified so that further consideration can be given.
DC/25/1844/ARM - Land South And East Of Adastral Park Martlesham Heath Martlesham Suffolk	No comment.

DC/25/0543/FUL - 8 Crown Place Woodbridge Suffolk IP12 1BU	No objection.
DC/25/1461/FUL - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	No objection.
DC/25/1462/LBC - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	No objection.
DC/25/1463/ADI - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	No objection.
DC/25/2360/LBC - 29 Seckford Street Woodbridge Suffolk IP12 4LY	No objection.

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. Closure.

The meeting was closed at 6.30pm.

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.

DC/25/2649/TCA - Queens Drive Woodbridge Suffolk IP12 4NJ	Expiry Date: Mon 28 Jul 2025
	Determination Date: Fri 15 Aug 2025
Ino. Oak (marked on submitted plan) - Reduce car park side by 2m	

DC/25/2643/TCA - Brook House 36 Cumberland Street Woodbridge Suffolk IP12 4AD	Expiry Date: Mon 28 Jul 2025
	Determination Date: Fri 15 Aug 2025
Ino. Yew (marked on submitted plan) - Fell	

DC/25/2683/TCA - Vale Cottage 69 Ipswich Road Woodbridge Suffolk IP12 4BT	Expiry Date: Wed 30 Jul 2025
	Determination Date: Wed 20 Aug 2025
Ino. Holm Oak & Beech Hedge (marked 1a, 1b, 1c & 2 on submitted plan) - Reduce height from 12.2m to 10m, trim and shape lateral growth. Ino. Holm Oak (marked 3 on submitted plan) - Reduce overgrowth on south & south-west sides by 5m	

DC/25/2727/TCA - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	Expiry Date: Fri 01 Aug 2025
	Determination Date: Thu 21 Aug 2025
Ino. Sycamore (marked on submitted plan) - Crown raise by 5m from ground level over 24 Moorfield Road. Prune selected branches over 24 Moorfield Road by 2m	

DC/25/2749/TCA - 13 Lanyard Place Woodbridge Suffolk IP12 1FE	Expiry Date: Tue 05 Aug 2025
	Determination Date: Fri 22 Aug 2025
Ino. Ash (marked on submitted plan) - 1m whole crown reduction (6m x 6m to 5m x 5m), raise crown to 0.75m above wall.	

DC/25/2809/TCA - The Manor House 27 Cumberland Street Woodbridge Suffolk IP12 4AH	Expiry Date: Thu 07 Aug 2025
	Determination Date: Thu 28 Aug 2025
Ino. Norway Maple (marked on submitted plan) - Reduce crown by 2m	

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/25/2330/FUL - 3 Greyfriars Woodbridge Suffolk IP12 4EY	Expiry Date: Tue 29 Jul 2025 Determination Date: Fri 15 Aug 2025
Widen the existing garage to connect with the existing dwelling	
DC/25/2435/FUL - Ridgelands Dukes Park Woodbridge Suffolk IP12 4DD	Expiry Date: Tue 29 Jul 2025 Determination Date: Wed 13 Aug 2025
Single storey garage extension to rear of existing single storey detached dwelling	
DC/25/2419/FUL - 95 New Street Woodbridge Suffolk IP12 1DZ	Expiry Date: Thu 31 Jul 2025 Determination Date: Tue 12 Aug 2025
Replacement of conservatory with solid extension, alterations to ground and first floors and conversion of existing garage to art studio	
DC/25/2193/FUL - 20 Warren Hill Road Woodbridge Suffolk IP12 4DU	Expiry Date: Thu 31 Jul 2025 Determined Date: Wed 20 Aug 2025
Remove rear conservatory, new single storey rear and side extension, larger dormer to main rear roof scope	
DC/25/2547/LBC - Norfolk House 71 Thoroughfare Woodbridge Suffolk IP12 1AH	Expiry Date: Thu 07 Aug 2025 Determination Date: Thu 21 Aug 2025
Listed Building Consent - Install secondary glazing to two bathroom windows to the rear of the property	
DC/25/2504/VOC - West Briarwood 125 Ipswich Road Woodbridge Suffolk IP12 4BY	Expiry Date: Tue 29 Jul 2025 Determination Date: Thu 28 Aug 2025
Variation of condition Nos. 2, 10, 11, 12, 14 of DC/24/3624/FUL - Self build proposals to erect a single storey dwelling in the gardens west of Briarwood - Minor alterations to floor plan, elevations, materials	

DC/25/2627/FUL - 63A Through Duncans Woodbridge Suffolk IP12 4EA	Expiry Date: Wed 30 Jul 2025
	Determination Date: Thu 28 Aug 2025
Side extension and alterations	

DC/25/2617/FUL - 6 Ash Close Woodbridge Suffolk IP12 4BP	Expiry Date: Wed 30 Jul 2025
	Determination Date: Wed 27 Aug 2025
Change from flat roof to pitched roof within front elevation	

DC/25/2558/FUL - Land Adjacent To 13 Sun Lane Woodbridge Suffolk	Expiry Date: Thu 14 Aug 2025
	Determination Date: Thu 04 Sep 2025
Three bedroom cottage & integral garage, demolition of domestic garage & brick shed. (Renewal of DC/19/2470/FUL)	

DC/25/2698/LBC - 102 Thoroughfare Woodbridge Suffolk IP12 1AR	Expiry Date: Thu 14 Aug 2025
	Determination Date: Tue 02 Sep 2025
Listed Building Consent - Damp Mitigation including the replacements of gutters and downpipes, the installation of rainwater hoppers, repair of the front door pediment, insulated stepped roof to Oriel window, replacement of badly designed felt roof with lead, Helibar repair to brickwork wall above window and moving a fire escape stair.	

DC/25/2708/FUL - 39 Bredfield Street Woodbridge Suffolk IP12 4NH	Expiry Date: Thu 14 Aug 2025
	Determination Date: Wed 03 Sep 2025
<p>We are seeking planning permission for the following alterations to the exterior of the main dwelling:</p> <p>1. 9 existing white double glazed uPVC windows to the front, side, and rear elevations are proposed to be replaced with double glazed timber windows painted a heritage green colour, either Farrow & Ball No. 221 'Pantolon' or RAL7013.</p> <p>The 2 rear ground floor windows and door are proposed to be replaced with 2 large double glazed powder coated aluminium units. The side door is proposed to be replaced with a double glazed timber door and frame.</p>	

DC/25/2645/LBC - 8 Angel Lane Woodbridge Suffolk IP12 4NG	Expiry Date: Thu 14 Aug 2025
	Determination Date: Fri 29 Aug 2025
Listed Building Consent - Alterations to form first floor ensuite, replacement of 3no. contemporary windows, replacement of contemporary tiled fire surround and relocation of existing bedroom door	

DC/25/2784/LBC - Red Lion Inn 90 Thoroughfare Woodbridge Suffolk IP12 1AL	Expiry Date: Thu 14 Aug 2025
	Determination Date: Wed 10 Sep 2025

Listed Building Consent - Opening up works in the form of removing defective external render, repairs to underlying timber framing as required, reinstatement of render following timber frame repairs and redecorating.

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

Expiry Date: Thu 14 Aug 2025

Determination Date: Mon 08 Sep 2025

Retrospective Application - Erection of outbuilding

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/24/2522/FUL - 2 Burkitt Road Woodbridge Suffolk IP12 4JL	Refusal	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	
21.08.24	DC/24/2810/VOC - Land To The South And East Of Adastral Park Martlesham Suffolk	Refusal	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	
04.12.24	DC/24/2810/VOC - Land To The South And East Of Adastral Park Martlesham Suffolk	Refusal	Awaiting decision	
04.12.24	DC/23/1695/FUL - Churchyard St Marys Church Church Street Woodbridge Suffolk	No objection	Awaiting decision	
04.12.24	DC/24/4186/LBC - Woodbridge Tide Mill Tide Mill Way Woodbridge Suffolk IP12 1BH	No objection	Awaiting decision	
02.04.25	DC/25/1070/LBC - 5 Angel Lane Woodbridge Suffolk IP12 4NG	No objection	Application Permitted	Delegated Decision
23.04.25	DC/25/1382/P3MA - First And Second Floors 21 New Street Woodbridge IP12 1DY	No objection	Application Withdrawn	
23.04.25	DC/25/1371/FUL - Stable Cottage 11B Theatre Street Woodbridge Suffolk IP12 4NE	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	
21.05.25	DC/25/1736/FUL - Vale Cottage 69 Ipswich Road Woodbridge Suffolk IP12 4BT	No objection	Awaiting decision	
04.06.25	DC/24/0315/LBC - Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB	Approval	Awaiting decision	
04.06.25	DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG	Hold	Awaiting decision	
04.06.25	DC/25/2043/FUL - 27 Warren Hill Road Woodbridge Suffolk IP12 4DU	No objection	Application Permitted	Delegated Decision
04.06.25	DC/25/2056/FUL - 1 Pytches Road Woodbridge Suffolk IP12 1EP	No objection	Awaiting decision	
18.06.25	DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG	Hold	Awaiting decision	

18.06.25	DC/25/2097/LBC - 1 Kings Mews Thoroughfare Woodbridge Suffolk IP12 1AH	No objection	Application Permitted	Delegated 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	KEEP CHECKING FOR NOISE REPORT
18.06.25	DC/25/2073/ADN - 37 Thoroughfare Woodbridge Suffolk IP12 1AH	No objection	Awaiting decision	
18.06.25	DC/25/1649/LBC - 2 Gobbitts Yard Woodbridge Suffolk IP12 1DD	No objection	Application Permitted	Delegated Decision
18.06.25	DC/25/2132/ADN - WH Smiths Unit A & B 36/38 Thoroughfare Woodbridge Suffolk IP12 1AL	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	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	

Item 7

To consider the draft response prepared by the Chair for the consultation on Improving the implementation of Biodiversity Net Gain for minor, medium and brownfield development.

The Chair circulated to Members two open consultations which might be of interest to the Committee:

[Biodiversity net gain for nationally significant infrastructure projects - Defra - Citizen Space](#)

Defra are seeking views on the implementation of biodiversity net gain (BNG) for nationally significant infrastructure projects (NSIPs).

Closing date 24 July

[Improving the implementation of Biodiversity Net Gain for minor, medium and brownfield development - Defra - Citizen Space](#)

Defra is consulting on changes to the implementation of Biodiversity Net gain including proposals to extend exemptions, simplify the small sites metric and increase the ease of access to the off-site market.

Closing date 24 July

The draft response prepared by the Chair in regard of the consultation on Improving the implementation of Biodiversity Net Gain for minor, medium and brownfield development has been uploaded to SharePoint, and **Members are asked to consider the content of that document.**