

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 1st October 2025** at **5.30pm**

Councillors:

Present: D Adelson, R Leach, N Phipps and S Sadler.

Apologies: S Bale and P Gillard.

Absent without
apologies: R Sanders.

In attendance: Deputy Town Clerk (Mrs B J Lloyd) and one member of the public.

1. Apologies for Absence.

The Committee agreed to approve the apologies of S Bale and P Gillard.

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.

Andrew Newman spoke to the Committee about application DC/24/2697/FUL.

5. To agree and approve the Minutes of the meeting held on 3rd September 2025.

The minutes of the Planning Committee meeting held 17th September 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/25/3515/TCA - 1 Lanyard Place Woodbridge Suffolk IP12 1FE
- DC/25/3637/TCA - Haywards 93 Victoria Road Woodbridge Suffolk IP12 4AD.
The Committee notes that the Pine tree proposed for felling is located on the roadside and makes a positive contribution to public amenity. The other trees on site also appear to be in good health. The Committee therefore requests that the Tree Officer visit the property to assess the condition and safety of the trees, and to consider whether a Tree Preservation Order (TPO) would be appropriate.
- DC/25/3627/TCA - 64 Seckford Street, Woodbridge, Suffolk, IP12 4LY

7. To comment on applications to trees with a Tree Preservation Order (TPO).

No applications received.

8. To comment on applications for planning permission.

The Council agreed their comments as set out below:-

<p>DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG</p>	<p>Recommend refusal because the application is contrary to the following policy clauses: SCLP11.1: Design Quality: c.1) the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings. Policy SCLP11.2: Residential Amenity h) Safety and security – for the risk of landslide into neighbouring property. e) The resulting physical relationship with other properties as the application will cause an unacceptable loss of amenity for existing or future occupiers of development in the vicinity. In addition, the Committee strongly recommends amendments to the</p>
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	<p>Construction Management Plan. Delivery times must exclude 08:00–09:30 and 15:00–18:00, given that the route is heavily used by three schools during these periods by vehicles, cyclists, and pedestrians. Furthermore, the Environmental Conditions document specifies permitted working hours up to 18:00, therefore deliveries after 18:00 would be excluded under that condition.</p>
<p>DC/25/2504/VOC - West Briarwood 125 Ipswich Road Woodbridge Suffolk IP12 4BY</p>	<p>No objection.</p>
<p>DC/25/3480/FUL - 15 Barton Road Woodbridge Suffolk IP12 1JQ</p>	<p>No objection.</p>
<p>DC/25/3438/LBC - 27 Sun Lane Woodbridge Suffolk IP12 1EG</p>	<p>Recommend refusal as the application is contrary to the following policy clauses:</p> <p>SCLP11.2 Residential Amenity</p> <ul style="list-style-type: none"> a) Privacy/overlooking; c) Access to daylight and sunlight; e) The resulting physical relationship with other properties; <p>SCLP11.4: Listed Building</p> <ul style="list-style-type: none"> 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 building’s wall, in full view from St John’s 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

	<p>building; (this relates to the timber cladding)</p> <p>e) Retain the historic internal layout of the building.</p> <p>SCLP11.5: Conservation areas:</p> <p>b) Preserve or enhance the character or appearance of the conservation area; (as the proposal would remove a section of listed building's wall, in full view from St John's Hill as shown in the photographs).</p> <p>c) Be of an appropriate design, scale, form, height, massing and position.</p> <p>d) Use high quality materials and methods of construction which complement the character of the building; (this relates to the timber cladding)</p>
DC/25/3437/FUL - 27 Sun Lane Woodbridge Suffolk IP12 1EG	As above
DC/25/3483/FUL - 6 Hawthorn Place Woodbridge Suffolk IP12 4JZ	No objection - the committee recommend that proposed work is completed in the winter for ecological reasons.
DC/25/3417/FUL - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	Approval is recommended as the application supports the long-term sustainability of the building and is consistent with the requirements of Policy SCLP11.4: Listed Buildings.
DC/25/3418/FUL - Woodbridge School Burkitt Road Woodbridge Suffolk IP12 4JH	As above

9. To note East Suffolk Council decisions on Planning Applications where those decisions 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 consider if the Committee wishes to respond to an East Suffolk Council consultation on Neighbour Plan Guidance Documents.

The Committee give the Chair and Cllr. Gillard the mandate to agree a response, considering the comments already raised by email.

11. Closure.

The meeting was closed at 6.45pm.

Councillor Adelson
Chair