Woodbridge TOWN COUNCIL

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 3rd September 2025** at **5.30pm**

Councillors:

Present:	D Adelson, S Bale and S Sadler.
Apologies:	R Leach, N Phipps, D Pegg and R Sanders.
Absent without apologies:	P Gillard.
In attendance:	Deputy Town Clerk (Mrs Belinda Lloyd) and three members of the public.

1. Apologies for Absence.

The Committee agreed to approve the absence of Councillors R Leach, N Phipps, D Pegg and R Sanders.

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.

The Committee heard from Mr Chris Hart as owner of 52 Thoroughfare and previous proprietor of Loaves and Fishes in support of the application DC/251463/ADI.

5. To agree and approve the Minutes of the meeting held on 6th August 2025.

The minutes of the Planning Committee meeting held 6th August 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/25/3096/TCA - Garden House 3A Pytches Road Woodbridge Suffolk IP12 1EP
DC/25/3159/TCA - Elmhurst Cottage Lime Kiln Quay Road Woodbridge Suffolk IP12 1BB
DC/25/3312/TCA - 22A Ipswich Road Woodbridge Suffolk IP12 4BU
DC/25/3330/TCA - Land At 40 - 62 Castle Street Woodbridge Suffolk IP12 1HN
DC/25/3342/TCA - Fir Cottage 7 Pytches Road Woodbridge Suffolk IP12 1ET
DC/25/3339/TCA - 3 Theatre Street Woodbridge Suffolk IP12 4NE

Members requested that Officers contact ESC to raise concerns regarding the slow performance of the Planning Portal, particularly when accessing photographs, large files, and scanned documents. It was suggested that, where possible, documents be provided in compressed PDF format to improve accessibility and ease of use, and that the speed of downloading documents over the internet be much increased. A response is requested before the next meeting in 2 weeks.

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:-

DC/24/2697/FUL - 9 Angel Lane Woodbridge Suffolk IP12 4NG	Holding objection until a proposed front elevation drawing can be considered alongside the comments made by the Design and Heritage Officer. Duty planner to ensure a suitable construction management plan mitigating the impact on the highway.
DC/25/3094/FUL - 8 California Woodbridge Suffolk IP12 4DE	No objection
DC/25/2878/FUL - 102 Thoroughfare Woodbridge Suffolk IP12 1AR	Recommend Approval as the work is necessary to preserve the fabric of the building.

DC/25/3170/FUL - 99 New Street Woodbridge Suffolk IP12 1DZ	No objection
DC/25/3026/FUL - Robertsons Boatyard Lime Kiln Quay Woodbridge Suffolk IP12 1BD	Recommend approval as the application meets the following policies: NPPF Section 16 – preserve and enhance the historic environment. SCLP 9.2 Sustainable Construction
DC/25/2850/FUL - The Lions Sandy Lane Woodbridge Suffolk IP12 4DW	No objection
DC/25/2085/FUL - Jasmine Cottage 69 Seckford Street Woodbridge Suffolk IP12 4LZ	No objection
DC/25/2086/LBC - Jasmine Cottage 69 Seckford Street Woodbridge Suffolk IP12 4LZ	No objection
DC/25/1371/FUL - Stable Cottage 11B Theatre Street Woodbridge Suffolk IP12 4NE	No objection
DC/25/1363/LBC - Stable Cottage 11B Theatre Street Woodbridge Suffolk IP12 4NE	No objection
DC/25/1463/ADI - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	Previous objection withdrawn, based on new advertisement panel design.
DC/25/1462/LBC - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	Previous objection withdrawn, based on new advertisement panel design.
DC/25/1461/FUL - 52 Thoroughfare Woodbridge Suffolk IP12 1AL	Previous objection withdrawn, based on new advertisement panel design.
DC/25/2768/FUL - 10-12 Market Hill Woodbridge Suffolk IP12 4LU	No objection with the inclusion of a soft landscaping condition to screen the development from the road, as recommended by ESC Heritage. However, soft landscaping should not be leylandii hedging because of its very vigorous growth; instead, something lower growing and easier to maintain, so as to avoid blocking light or overhanging the highway.
DC/25/3133/VOC - 7 Pinewood Woodbridge Suffolk IP12 4DS	No objection
DC/25/3160/FUL - 35 Victoria Road Woodbridge Suffolk IP12 1EL	Holding objection till further detail is received regarding dropped kerb (mentioned in design and access

	statement and summary, but not in drawings) and changes to the front curtilage, and until comments have been received from highways.
DC/25/3178/FUL - 2 Greyfriars Woodbridge Suffolk IP12 4EY	No objection
DC/25/3223/LBC - 22 Church Street Woodbridge Suffolk IP12 1DH	No objection
DC/25/3147/FUL - 66 Cumberland Street Woodbridge Suffolk IP12 4AD	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.

Members requested further written reasoning for planning officer's decision to permit application DC/25/2193/FUL, following our comments about the proximity to the neighbouring property preventing maintenance of either property.

10. Closure.

The meeting was closed at 6.50pm.

Councillor Adelson
Chair