

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 4th February 2026** at **5.30pm**

Councillors:

Present: D Adelson, S Bale, R Leach, N Phipps, S Sadler, R Sanders and K Turner.

Apologies: None.

In attendance: Deputy Town Clerk (Mrs B Lloyd) and no members of the public.

1. Apologies for Absence.

All committee members were present.

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 a 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 21st January 2026.

The minutes of the Planning Committee meeting held 21st January 2026 were approved as a true record.

6. To note intentions to undertake works to trees in the conservation area (TCA).

The Committee noted the intentions to undertake works to trees in the conservation area (TCA) in line with the following notifications:

No applications to report.

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

No applications to report.

8. To comment on applications for planning permission.

The Committee commented on the following applications:

<p>DC/25/4678/FUL - 6 Brook Street Woodbridge Suffolk IP12 1BE</p>	<p>The committee has no objection to the proposal, but is concerned about the continued availability and safe use of the private right of way to the adjacent property. It is recommended that a condition be imposed requiring the submission of a satisfactory Construction Management Plan, which shall show how the right of way will be maintained free from obstruction throughout construction and afterwards.</p>
<p>DC/25/4679/LBC -6 Brook Street Woodbridge Suffolk IP12 1BE</p>	<p>As above</p>
<p>DC/26/0130/TEL - Wood Bridge Manor Farm Grundisburgh RD Grove Garage West Grove Road Woodbridge Ipswich Suffolk IP12 4LQ</p>	<p>Recommend approval, supported by Policy SCLP8.4: Digital Infrastructure. The Committee request that the construction management plan takes into account the use of Prentices Lane, so that it ensures access and safety for residents.</p>
<p>DC/25/4963/FUL - 11A Catherine Road Woodbridge Suffolk IP12 4JP</p>	<p>No objection</p>
<p>DC/25/4094/FUL - West Briarwood 125 Ipswich Road Woodbridge Suffolk IP12 4BY</p>	<p>The Committee requests that the Tree Officer review this application and give consideration to the placement of Tree Preservation Orders (TPOs) on Trees 1, 2 and 3.</p> <p>Members note that the proposed removal of these trees does not appear to be consistent with the recommendations set out in the submitted Arboricultural Report, and therefore consider further assessment to be necessary.</p>

DC/25/3688/FUL - Gazebo Farm Grundisburgh Road Woodbridge Suffolk IP13 6HX	No objection
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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 note an appeal to the Secretary of State against a decision of East Suffolk Council regarding application DC/25/3438/FUL and consider if the Committee wish to provide additional comment.

The Committee stand by the comments previously submitted which recommends refusal.

2.3 – The Committee would like to point out an inaccuracy in the Statement of Case document. “The site is outside of but adjacent to the Woodbridge Conservation Area.” The property in question is within the Woodbridge Conservation area.

5.15 – The Committee disagrees with the statement: “it is the front elevation of the listed building and adjacent terrace which contributes to the significance of the listing.”

5.24 – The Committee disagrees with the statement: “Whilst the proposal (and side / rear elevations) are visible from public vantage points along St John’s Hill, the enjoyment of the character of the conservation area is not obtained from these vantage points”

11. To consider the Committee’s response to Central Government and East Suffolk Council consultations.

The Committee voted to formally add Cllr. Kathrine Turner to the working party. The working party meeting is scheduled to discuss this response and will take place at 9.30am on Thursday the 5th February via Teams. This will then be resubmitted at the following planning meeting.

12. To consider the Committee and Council's response to Suffolk County Council planning application SCC/0170/25SC (A12 improvement works).

Despite the committee's support for the much-needed upgrade to the A12, we object to the application as there are severe reservations with the current plans, and we strongly recommend the following issues be resolved:

1) We are concerned that the scheme stops at Woods Lane. This natural bottleneck is an area of concern, and we consider this a missed opportunity not to continue dualling up to the Wickham Market bypass, addressing longer term capacity issues. The difficulties and cost of land acquisition are noted.

2) Safer access and egress to and from Prentices Lane need to be better considered.

3) The tight proximity between Grundisburgh Rd pedestrian and wheeling crossing and the A12 roundabout needs to be reconsidered, as visibility lengths are poor for both vehicles and pedestrians. Queuing traffic could cause delay and lane weaving with A12 southbound traffic

4) For 2) and 3) and the well-used pedestrian and wheeling crossing of the A12 north of Hasketon Road to Farlingaye School, we recommend a 30 mph speed limit should be incorporated.

5) The pedestrian crossing of the A12 at Haugh Lane needs to be upgraded.

6) We note the peak evening traffic period considered does not include school leaving times, when large volumes of traffic utilise the roundabout and severe queues develop.

7) The summary sheet at page 28 of TA - Appendix I_J_K (1).pdf has a significant number of errors on the location of bus stops - there are no bus stops shown at Cross Corner, St Johns Street, Warren Hill Road, Pytches Road, only one on Bredfield Road; and it shows non-existent bus stops on Manor Road (!), Bullards Lane, Newnham Avenue and along Peterhouse Crescent.

8) We are concerned that traffic management has been disappointingly poor on some recent local highways works and during the emergency works on the A12 for Cadent in December 2023, resulting in traffic displacement on some of our narrow local roads such as Angel Lane, Chapel St and Bredfield St. We consider the proposals fail to present how Suffolk Highways will seek to limit displacement on these roads, and others in Woodbridge and Melton, during the works and

particularly during diversions when the A12 is temporarily closed. We recommend that the proposals include mandatory consultation with both the County Councillor for Woodbridge and Woodbridge Town Council when diversion routes are planned.

9) At Seven Hills the projected delays and queue lengths at peak times on the A14 E slip to turn into the A12, even with the works proposed, are unacceptable as queuing traffic extends back onto the dual carriageway. We presume this is due to no proposed control on the entry of A12 S to A14 W traffic leading to inadequate gaps. Could peak time traffic signals be introduced on the A12 S to better manage this issue.

10) We are not convinced the minor bus travel saving time stated warrants the expenditure and delays incurred by the Portal Avenue improvements and traffic light junction onto the A12.

The Committee seek further comment from the Youth Council which is to be added to the response.

13. Closure.

The meeting was closed at 6.46pm.

Councillor Adelson
Chair