

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 5th November 2025** at **5.30pm**

Councillors:

Present: D Adelson, S Sadler and R Sanders.

Apologies: S Bale, P Gillard, R Leach, and N Phipps

In attendance: Deputy Town Clerk (Mrs B Lloyd)

1. Apologies for Absence.

The Committee agreed to approve the apologies of Cllr. Bale, Gillard, Leach, and Phipps.

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.

There were no members of the public present.

5. To agree and approve the Minutes of the meeting held on 15th October 2025.

The minutes of the Planning Committee meeting held 15th October 2025 were approved as a true record.

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

The Committee noted the following works to trees in the Woodbridge Conservation Area:

DC/25/4047/TCA - 9 Lockwood Close Woodbridge Suffolk IP12 1HZ **The committee request that the Tree Officer decide whether a TPO would be appropriate as the tree has public amenity value.**

DC/25/4057/TCA - 25 Ipswich Road Woodbridge Suffolk IP12 4BS

DC/25/4056/TCA - Seckford Almshouses Seckford Street Woodbridge Suffolk IP12 4NB

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

DC/25/4002/TPO - Haughgate House Nursing Home Haugh Lane Woodbridge Suffolk IP12 1JG	No objection
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8. To comment on applications for planning permission.

The Committee commented on the following applications:

DC/25/3753/FUL - 6B Prentices Lane Woodbridge Suffolk IP12 4LF	No objection
DC/25/3774/ARM - Land East Of Adastral Park Martlesham Heath Martlesham Suffolk	The committee do not wish to add a comment.
DC/25/3922/FUL - Restaurant 6 Quay Street Woodbridge Suffolk IP12 1BX	The committee wish to register a holding objection. While generally sympathetic to the design of the proposed extension, the committee raised concerns over the proposed outdoor seating area and the possible noise impact on neighbours. The Committee requires further information on this seating area and an assessment of noise impact on neighbours; if these are satisfactory the objection can be withdrawn.
DC/25/3923/LBC - Restaurant 6 Quay Street Woodbridge Suffolk IP12 1BX	As above
DC/25/3970/VOC - 26 Ransom Road Woodbridge Suffolk IP12 4JU	No objection
DC/25/3863/FUL - Magnolia Cottage 24 Bredfield Street Woodbridge Suffolk IP12 4NH	No objection
DC/25/3862/FUL - Apricot Cottage Fen Walk Woodbridge Suffolk IP12 4BH	Recommend refusal.

	<p>The Property is in a conservation area and visible from a public right of way. In the committee’s opinion the proposed facing materials are out of character with the Conservation Area, and thus the application contravenes Policy SCLP11.5: Conservation Areas</p> <p>b) Preserve or enhance the character or appearance of the conservation area; <i>and</i></p> <p>e) Use high quality materials and methods of construction which complement the character of the area.”</p> <p>Also, it is unclear how the overall height of the proposed application will fit in context of its surroundings and in relation to its neighbours. The committee has concerns that the application may contravenes</p> <p>Policy SCLP11.5: Conservation Areas</p> <p>b) Preserve or enhance the character or appearance of the conservation area; c) Be of an appropriate design, scale, form, height, massing and position;</p> <p>The committee therefore requires to fully understand the final height of the proposed building in context, before considering whether to withdraw the objection. Information is requested from the applicant to assist.</p>
DC/25/3378/FUL - 8 Theatre Street Woodbridge Suffolk IP12 4NE	No objection
DC/25/2072/FUL - 37 Thoroughfare Woodbridge Suffolk IP12 1AH	No objection

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 the 'Call for sites' request from East Suffolk Council.

The committee agreed there were no sites to be submitted at this time.

11. Closure.

The meeting was closed at 6.50pm.

Councillor Adelson
Chair