

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 23rd July 2025** at **5.30pm**

Councillors:

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

Apologies: P Gillard, R Leach and D Pegg

In attendance: Deputy Town Clerk (Mrs B Lloyd).

1. Apologies for Absence.

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

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 2nd July 2025.

The minutes of the Planning Committee meeting held 2nd July 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/25/2649/TCA - Queens Drive Woodbridge Suffolk IP12 4NJ

DC/25/2643/TCA - Brook House 36 Cumberland Street Woodbridge IP12 4AD
 DC/25/2683/TCA - Vale Cottage 69 Ipswich Road Woodbridge IP12 4BT
 DC/25/2727/TCA - Woodbridge School Burkitt Road Woodbridge IP12 4JH
 DC/25/2749/TCA - 13 Lanyard Place Woodbridge IP12 1FE
 DC/25/2809/TCA - The Manor House 27 Cumberland Street Woodbridge IP12 4AH

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/25/2330/FUL - 3 Greyfriars Woodbridge Suffolk IP12 4EY	No objection
DC/25/2435/FUL - Ridgelands Dukes Park Woodbridge Suffolk IP12 4DD	No objection
DC/25/2419/FUL - 95 New Street Woodbridge Suffolk IP12 1DZ	No objection, however WTC recommends a condition to install opaque glass to the NW side of the art studio to preserve the neighbours' privacy.
DC/25/2193/FUL - 20 Warren Hill Road Woodbridge Suffolk IP12 4DU	<p>The committee recommends refusal of the application due to contraventions of the following policy clauses:</p> <p>SCLP 11.2-e: The proposed side extension, if allowed to be built in such proximity to the neighbouring property, would prevent the maintenance of the neighbouring property and its attached infrastructure.</p> <p>SCLP 11.5-b: Use of vertical timber cladding does not preserve or enhance the character or appearance of the conservation area.</p> <p>SCLP 11.5- e: a flat roof does not align with the high-quality materials and</p>

	construction methods required to complement the character of the conservation area
DC/25/2547/LBC - Norfolk House 71 Thoroughfare Woodbridge Suffolk IP12 1AH	No objection
DC/25/2504/VOC - West Briarwood 125 Ipswich Road Woodbridge Suffolk IP12 4BY	No objection
DC/25/2627/FUL - 63A Through Duncans Woodbridge Suffolk IP12 4EA	No objection
DC/25/2617/FUL - 6 Ash Close Woodbridge Suffolk IP12 4BP	Recommend approval as the plans will improve the street scene.
DC/25/2558/FUL - Land Adjacent To 13 Sun Lane Woodbridge Suffolk	No objection
DC/25/2698/LBC - 102 Thoroughfare Woodbridge Suffolk IP12 1AR	Recommend approval as the plans will help to maintain the fabric of the listed building.
DC/25/2708/FUL - 39 Bredfield Street Woodbridge Suffolk IP12 4NH	No objection
DC/25/2645/LBC - 8 Angel Lane Woodbridge Suffolk IP12 4NG	No objection
DC/25/2784/LBC - Red Lion Inn 90 Thoroughfare Woodbridge Suffolk IP12 1AL	No objection
DC/25/2768/FUL - 10-12 Market Hill Woodbridge Suffolk IP12 4LU	<p>The committee recommends refusal of the application as the outbuilding does not comply with the following policy clauses:</p> <p>SCLP 11.5 (b), (c), (d), and (e): The proposed outbuilding does not complement the character or appearance of the conservation area, is not constructed using high-quality materials or methods, and is in an inappropriate position and in clear view of the street.</p> <p>SCLP 11.2 (f): The intended use of the outbuilding as a garden room raises</p>

	concerns about light spillage, which is particularly significant within a conservation area.
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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. 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.

Members were in favour of submitting the views as represented in the document prepared by Councillor Adelson and Sanders.

11. Closure.

The meeting was closed at 6.55pm.

Councillor Adelson
Chair