

Minutes of the meeting of the **Planning Committee** held at the **Shire Hall** on **Wednesday 27th May 2026** at **5.30pm**

Councillors:

Present: Cllrs. David Adelson, Sue Bale, Simon Sadler, Robin Sanders and Katharine Turner.

Apologies: Cllrs. Ruth Leach, Eamonn O’Nolan, Nigel Phipps, and Tom Rogerson.

In attendance: Town Clerk (Mr G E Diaper) and no members of the public.

1. To elect the Chair of Committee for the Civic Year 2026/27.

Cllr. David Adelson was elected as the Chair of the Woodbridge Town Council Planning Committee for the Civic Year 2026/27.

2. To elect the Deputy Chair of Committee for the Civic Year 2026/27.

Cllr. Sue Bale was elected as the Deputy Chair of the Woodbridge Town Council Planning Committee for the Civic Year 2026/27.

3. Apologies for Absence.

The Committee agreed to approve the apologies of Cllrs. Ruth Leach, Eamonn O’Nolan, Nigel Phipps, and Tom Rogerson.

4. To receive Declarations of Interest.

Cllr. Sanders declared an Other Registrable Interest in item 10 as the Chair of the Sybil Carthew Court Trust ref. application DC/26/1625/FUL – Carthew Court 11 Station Road Woodbridge Suffolk IP12 4AU.

5. Requests for Dispensations.

The Committee agreed that Cllr. Sanders could participate in the consideration of application DC/26/1625/FUL – Carthew Court 11 Station Road Woodbridge Suffolk IP12 4AU but not vote.

6. Public Question Time.

There were no members of the public present.

5. To agree and approve the minutes of the meeting held on 6th May 2026.

The minutes of the Planning Committee meeting held 6th May 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 following intentions to undertake works to trees in the Woodbridge Conservation Area:

DC/26/1659/TCA - 65 Seckford Street Woodbridge Suffolk IP12 4LZ

DC/26/1657/TCA - 73 Castle Street Woodbridge Suffolk IP12 1HL

DC/26/1802/TCA - Arnott House , 12 Church Street, Woodbridge, Suffolk, IP12 1DH

For application DC/26/1803/TCA - Arnott House , 12 Church Street, Woodbridge, Suffolk, IP12 1DH, the Committee requested that the Planning Authority require a qualified ecologist view the tree to check for the presence of nesting birds. Should the presence of nesting birds be noted, the felling of this tree should be put off until the end of August to avoid the bird nesting season. Should such a report of nesting birds not be forthcoming, felling can commence soonest.

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:

Application	Comment
DC/26/1224/FUL - 70 Seckford Street Woodbridge Suffolk IP12 4LZ	No objection
DC/26/1225/LBC - 70 Seckford Street Woodbridge Suffolk IP12 4LZ	No objection
DC/26/1271/FUL - Sun Wharf Deben Road Woodbridge Suffolk IP12 1BD	Woodbridge Town Council recommend refusal of this application as we believe it contravenes SCLP9.5: Flood Risk:

	<p>Sequential test – WTC believes the applicant has attempted to apply the test incorrectly. Our issue is with changing the site from industrial to mixed industrial and residential, because of the flood risk. The applicant suggests that no other site in Woodbridge is suitable for this mixed use. But residential dwellings do not have to be on a mixed use site, nor does an industrial site have to contain housing, so this argument is not logical. The sites the applicant has mentioned as identified for housing (including the large nearby site at the former SCDC offices) should be used for housing, not this risky site where the existing defences are in Fair to Poor condition. Therefore WTC does not believe that the requirements of the sequential test have been passed to allow this application to be considered for approval.</p> <p>The evacuation route provided on page 19 of the evacuation plan directs evacuees to the Thoroughfare (High Street), but not to a named building or location – should evacuation commence on a cold winter night, WTC does not consider this suitable and safe mitigation of the risk.</p>
DC/26/1523/VOC - Land Off Newnham Avenue Woodbridge Suffolk	No objection
DC/26/1495/LBC - 2 Market Hill Woodbridge Suffolk IP12 4LR	No objection
DC/26/1625/FUL - Carthew Court 11 Station Road Woodbridge Suffolk IP12 4AU	No objection
DC/26/1671/FUL - 40 Catherine Road Woodbridge Suffolk IP12 4JP	No objection
DC/26/1590/FUL - 2 Clare Avenue Woodbridge Suffolk IP12 4ES	<p>WTC maintains the same position for this application as it did for the original (DC/25/0735/FUL).</p> <p>WTC recommend refusal of application as we consider that it contravenes SCLP5.7:</p>

Infill and Garden Development, section a, b and c: a) The scale, design and materials would not result in harm to the street scene or character of the area; b) The proposal is well related in scale and design to adjacent properties, including the design of curtilage areas, parking and access, and incorporates landscaping where appropriate to mitigate any potential impacts or to enhance the appearance of the site; c) There would not be significant harm to residential amenity of occupants of either the existing or proposed dwellings.
--

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. Closure.

The meeting was closed at 6.40pm.

Councillor Adelson
Chair