

## WOODBRIIDGE TOWN COUNCIL

Minutes of a meeting of the **PLANNING COMMITTEE** held in the **Deben Room, East Suffolk House, Riduna Park, Melton**, on **TUESDAY 16 JULY 2019 at 6.15 pm.**

### Councillors:

Present: S Bale, C Blois, S Evans, G Holdcroft, J Jewers, C Mapey, S Miller, E O’Nolan, C Walsh

Apologies: A Semmens

In Attendance: Town Clerk, Councillor Gillard, EADT Reporter and 72 members of the public

Action/  
Date

212. **MEMBERS AND OFFICERS WERE INVITED TO MAKE ANY DECLARATIONS OF DISCLOSABLE PECUNIARY OR LOCAL NON-PECUNIARY INTERESTS THAT THEY MAY HAVE IN RELATION TO ITEMS ON THE AGENDA AND WERE ALSO REMINDED TO MAKE ANY DECLARATIONS AT ANY STAGE DURING THE MEETING IF IT BECOMES APPARENT THAT THIS MAY BE REQUIRED WHEN A PARTICULAR ITEM OR ISSUE IS CONSIDERED, AND TO DEAL WITH DISPENSATIONS AS REQUESTED BY INDIVIDUAL COUNCILLORS IN LINE WITH S33 OF THE LOCALISM ACT 2011**

Councillor Holdcroft declared a local non-pecuniary interest in DC/19/2641/FUL as he had previously been the Chair of the SCDC Accommodation Board when the site had been sold.

Councillor Mapey declared a local non-pecuniary interest in DC/19/2641/FUL as he was also a councillor for ESC.

213. **COUNCILLORS WITH A PECUNIARY INTEREST IN AN ITEM ON THIS AGENDA, WHO WISH TO REMAIN, SPEAK AND/OR VOTE DURING CONSIDERATION OF THAT ITEM, MAY APPLY FOR A DISPENSATION BY WRITING TO THE TOWN CLERK PRIOR TO THE MEETING. APPLICATIONS MAY ALSO BE CONSIDERED AT THE MEETING ITSELF SHOULD THE NATURE OF THE INTEREST BECOME APPARENT TO A COUNCILLOR AT THE TIME OF THE MEETING**

There were none.

214. **PUBLIC QUESTION TIME**

Thirteen members of the public spoke on behalf of all 72 present:

1. Member of the public felt that people had been deceived by the developers as they had made statements and then changed them
2. Member of the public said that SCDC/ESC Planning Committee had ignored 300 objections to the plan and he felt that they were determined to ‘inflict a monstrous’ design on Woodbridge. He said that they would

be in breach of Historic England guidelines which could end in a Judicial Review.

3. Member of the public said that the SCDC Guidance 2014 instructed buyers to pay 'due regard to adjacent site' and 'to utilise the buildings on the frontage'. He said this had not happened.
4. Member of the public and near neighbour would look out onto a seven storey building (two floors of parking, five of apartments). He said in the new plan there were less affordable bedrooms and more other bedrooms and there was an increase in the number of three and four bedroom houses. He went on to say that the developer had used the Air Quality Survey dated July 2017 but undertaken in February 2017 that had become obsolete in 2018.
5. Member of the public endorsed what others had said and added that it appeared the ESC Planning Committee were pushing through the application against the large number of objections received and what Woodbridge Town Council and Melton Parish Council had said.
6. East Suffolk District Councillor for Melton said that buildings on the site should be converted not pulled down and that trees should not be cut down.
7. Member of the public referred to the development in Woodbridge that had created a new library, school and housing on SCC land had handed over the planning decision by SCC to the District Council; he asked if it was possible with Melton Hill and ask another body to make the planning decision.
8. Member of the public made a plea to save the trees on the site saying that they were old, absorbed CO2 and particulates from cars. She said that area had become a corridor for wildlife.
9. Member of the public asked new ESC councillors to make a difference.
10. The Chair of Melton Parish Council said that they supported Woodbridge Town Council.
11. Member of the public echoed everything that had been said and wanted to know how the development would be implemented. She called for another Air Quality Survey and to make the development Carbon zero.
12. Member of the public urged everyone to continue to object, even if they had previously put in an objection.
13. Chairman of the Melton Parish Council Planning and Transport Committee said that Melton would be deliberating on the application the following evening.

215. **CONFIRMATION OF PLANNING COMMITTEE MINUTES**

**IT WAS RESOLVED** that the minutes of the meetings held on Tuesday 2 July 2019 be confirmed and signed as a true copy.

216. **TOWN CLERK'S REPORT**

There was nothing to report.

217. **INFORMATION RECEIVED FROM THE SUFFOLK COASTAL LOCAL PLAN INSPECTOR**

This item was deferred to the next meeting.

218. **TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION**

As set out on the attached schedule.

219. **CHAIRMANS URGENT BUSINESS**

There was nothing to report.

220. **CLOSURE**

The next meeting was due to take place on Thursday 15 August 2019, at 2 pm, Shire Hall.

<b>Application No.</b>	<b>Committee Comments</b>
<b>DC/19/2581/FUL – 12</b> <b>Cobbold Road</b> Porch Extension	We recommend <b>APPROVAL</b>
<b>DC/19/2571/LBC – 72</b> <b>Seckford Street</b> Listed Building Consent - To remove partition stud wall between dining room and hallway	We recommend <b>APPROVAL</b>
<b>DC/19/2660/TCA – The</b> <b>Garden House, Crown</b> <b>Place</b> T1 sycamore fell to ground level	We recommend <b>APPROVAL</b>
<b>DC/19/2641/FUL –</b> <b>Former Council</b> <b>Offices, Melton Hill,</b> <b>Melton</b> Residential development (100 no units) including 32 no affordable housing units (Class C3) plus a community space (91 sq.m) (Class D1) and a retail unit (157.7sq.m) (A1/A2/A3), car parking,	We recommend <b>REFUSAL</b>  WTC was disappointed to see the application by out of date reports. The Council would like to see a new and updated air quality survey and traffic survey. The Council fully endorses and supports the comments made by Historic England in its report.  WTC believes that this application should be refused on the following basis:  <ul style="list-style-type: none"> <li>Affordable housing appears to be by means of very small one bed roomed apartments. Many townspeople waiting for social</li> </ul>

<p>means of access and landscaping, all following demolition of the buildings on site.</p>	<p>and affordable housing have children and need accommodation that supports the family.</p> <ul style="list-style-type: none"> <li>• DM21a (Design Aesthetics) refers. This states that ‘proposals should relate well to the scale and character of their surroundings particularly in terms of their siting, height massing and form’. This development is too massed and dense being too close to other developments.</li> <li>• DM21e (Design Aesthetics) refers. This states that ‘layouts should incorporate and protect existing site features of landscape, ecological, heritage or amenity value as well as such features’. This has not happened; development plans are to demolish the heritage building although this goes against SCDC Guidance 2014.</li> <li>• DM23 (Residential Amenity) refers. The new buildings are too close to neighbouring sites impacting on privacy/overlooking, outlook, access to daylight, noise and disturbance, the resulting physical relationship with other properties, light spillage, air quality and other forms of pollution and safety and security.</li> <li>• DM24 (Sustainable Construction) refers. Woodbridge Town Council has declared a Climate Emergency for the Town, SCC has previously declared the same for Suffolk, and ESC is expected to do so imminently. This development does not pay heed to insulation levels, sustainability, access for disability, EV points and decreasing CO2 levels.</li> <li>• The new East Suffolk Conservation Area for Woodbridge includes the terrace on Deben Road, and this Council has asked for 34 Deben Road, Brick Kiln Cottage to be included. The Melton Hill development is too close to the Conservation Area.</li> <li>• The impact on roads such as Melton Hill, Deben Road, Thoroughfare and Kings Way will be too great.</li> <li>• There is not enough parking on the new development meaning there will be overspill on Melton Hill.</li> <li>• The view from the other side of the River will be blighted.</li> </ul>
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Councillor O’Nolan  
Chairman