



WOODBIDGE TOWN COUNCIL

Shire Hall Market Hill Woodbridge Suffolk IP12 4LP

Locum Town Clerk: Gordon Mussett

Tel: 01394 383599

Email: townclerk@woodbridge-suffolk.gov.uk



TO MEMBERS OF THE PLANNING COMMITTEE

Cllr Bale

Cllr Lady Blois

Cllr Holdcroft

Cllr Mapey

Cllr Miller

Cllr O’Nolan

Cllr Sanders

Cllr Semmens

Cllr Sutton

Cllr Walsh

You are hereby summoned to attend the **MEETING** of the **PLANNING COMMITTEE** to be held **virtually** on: **TUESDAY 14TH JULY 2020 at 6PM**

Gordon Mussett
Locum Town Clerk
17th July 2020

To join this meeting as a member of the public please contact the Town Clerk via email – townclerk@woodbridge-suffolk.gov.uk for more information.

Public Attendance

Members of the public and press are welcome to join the Zoom meeting. Members of the public will be invited to give their views/questions the Town Council on issues on the agenda, or raise issues for consideration or inclusion at future meetings. This item will be limited to 30 minutes duration but may be extended at the discretion of the Mayor.

AGENDA

1. **APOLOGIES**

To receive apologies for absence.

2. **DECLARATION OF INTEREST**

Members and officers are 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 are 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.

Please be aware that the recording of this meeting is probable

3. REQUESTS FOR DISPENSATION

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 in 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.

4. PUBLIC QUESTION TIME

15 minutes maximum.

5. CONFIRMATION OF PLANNING COMMITTEE MINUTES

To confirm the minutes of the Planning Committee held on Tuesday 30th June 2020 – Copies in the Members' area and the public area of the website.

6. TO COMMENT ON APPLICATIONS FOR PLANNING PERMISSION

To comment on planning application DC/20/1820/LBC 10 Market Hill following the site visit by the Committee, and to comment on the remaining applications as set out on the attached schedule.

7. TO AGREE TO RECOMMEND TO FULL COUNCIL TO REGISTER AS AN "INTERESTED PARTY" IN THE PRE-EXAMINATION PROCESS FOR SIZEWELL C – ATTACHED

8. TO AGREE TO PREPARE, FOR RECOMMENDATION TO FULL COUNCIL, A SHORT WRITTEN SUMMARY OF THE COUNCIL'S VIEWS ON SIZEWELL C TO ACCOMPANY THE REGISTRATION PROCESS – ATTACHED

9. TO AGREE TO PREPARE, FOR RECOMMENDATION TO FULL COUNCIL, A SHORT-WRITTEN SUMMARY OF THE COUNCIL'S VIEWS ON SIZEWELL C ENVIRONMENTAL PERMIT APPLICATIONS – ATTACHED

10. TO NOMINATE TWO COUNCILLORS TO ATTEND THE VIRTUAL CONSULTATION EVENT ON SIZEWELL C ORGANISED JOINTLY BY SUFFOLK COUNTY AND EAST SUFFOLK COUNCILS – ATTACHED

11. TO CONSIDER A CONTRIBUTION TO FRIENDS OF THE EARTH TO ENABLE THE ENGAGEMENT OF TECHNICAL SPECIALISTS TO OPPOSE THE SIZEWELL C APPLICATION – ATTACHED

12. CLOSURE

WOODBIDGE TOWN COUNCIL

Minutes of an on-line meeting of the PLANNING COMMITTEE held on TUESDAY 30TH JUNE 2020 at 6pm

Councillors:

Present: S Bale, Lady C Blois, G Holdcroft, S Miller, E O’Nolan, R Sanders, A Semmens, and C Walsh

Apologies:

Absent without

Apologies: C Mapey and M Sutton

In Attendance: Locum Town Clerk and no members of the public

Action

128. APOLOGIES FOR ABSENCE

There were no apologies for absence.

129. 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

No Members declared an interest in matters on the agenda.

130. 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 no requests for dispensations.

131. PUBLIC QUESTION TIME

There were no members of the public in attendance.

132. CONFIRMATION OF PLANNING COMMITTEE MINUTES

The Committee approved the signing of the minutes of the meeting held 16th June 2020 as a true record.

133. TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION

The Council agreed their comments as set out below: -

Application No and Address	Committee Comments
DC/20/2036/LBC 10 Market Hill	<p>We recommend REFUSAL. The access to this site is poorly situated on a bend on a narrow road and involves demolition of part of a listed wall. The choice of materials is not in keeping with the street scene. Both of these issues are contrary to Policy SCLP7 and SCLP11.1. The Arboricultural Survey fails to identify the ancient and long-established mature trees whose roots will inevitably be affected by the development and for which there are no mitigation measures in the application. The steeply graded access will not only create issues in accessing the site but also lead to additional surface water run-off for which there are no measures for alleviation contained in the application.</p> <p>The break in the listed wall, which is recognised by the Conservation Officer as being of significance cannot be justified.</p> <p>In addition, the Highways Department of Suffolk County Council has recommended refusal as the proposed access cannot comply with the requirement for an adequate sight splay in this narrow and busy road.</p>
DC/20/1820/LBC 10 Market Hill	The Committee agreed to defer a decision until a site visit could be arranged.
DC/20/2167/TPO 88 The Thoroughfare	We recommend APPROVAL
DC/20/2069/FUL 15 Church Street	We recommend APPROVAL
DC/20/2228/LBC 35 Bredfield Street	We recommend APPROVAL
DC/20/2268/TCA The Garden House, Crown Place	We recommend APPROVAL

134. CLOSURE

The meeting was closed at 6.31pm.

Councillor Miller
Chairman

DRAFT

ITEM 6

TO CONSIDER APPLICATIONS FOR PLANNING PERMISSION: -

DC/20/2258/FUL - 60 Old Barrack Road

Proposed alterations and extensions.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QC9VPHQXKCB00&prevPage=inTray>

DC/20/2227/FUL - 35 Bredfield Street

Replacement of all windows and external doors. Addition of timber Summer house in garden. Removal of knotty pine ceiling in kitchen and replace with plaster.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QC5V86QXKAA00&prevPage=inTray>

DC/20/2288/TCA - Carthew Court 11 Station Road

Tree No 5 - Mulberry tree. (Morus). To remove deadwood within tree canopy.

Tree No 7- Yew. (Taxus baccata). To shape and reduce back into suitable points, tidy up new growth sympathetically.

Tree No 9 - Bird Cherry. (Punus padus). To remove new top growth shoots & crown lift tree canopy.

Tree No 10 - Walnut tree. (Juglans nigra). To remove couple of side shoots to crown lift tree canopy & shape sympathetically.

Tree No 13 - Bay (Laurus nobilis). To reduce down in height by 25-30% shaping garden side in sympathetically.

Tree No 12 - Holly (Ilex aquifolium). To reduce down in height by 25-30% shaping sides in sympathetically.

Tree No 11 - Mature Hazel. To pollard down in heavily height by 60%.

Tree No 1 - Large Beech tree (Fagus sylvatica). To reduce down in height by an average 25% shaping all sides in sympathetically.

Tree No 2 - White Beam tree, (Sorbus aria). To reduce down in height by an average 40-50% shaping all sides in sympathetically.

Tree No 3 - Large Cherry tree. (Prunus). To reduce down in height by 30% shaping all sides in sympathetically.

Ash Sapling. To fell.

Neighbouring Lime tree, (Tilia x europaea). To side back overhanging branches encroaching over garden by 5m high.

Tree No 6 Smoke Bush. (Cotinus). To reduce down in height by average 20% shaping all sides in sympathetically.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QCDQ2LQX06O00&prevPage=inTray>

DC/20/2319/FUL - The Red House 44 Cumberland Street

Erection of new single-storey dwelling and detached garage.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QCITW9QXKFP00&prevPage=inTray>

DC/20/2413/TCA - 138 Castle Street

To remove row of Leylandii conifers to rear of property; the trees are blocking light to garden and suppressing adjacent native trees.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QCSITFQX06O00&prevPage=inTray>

DC/20/2121/FUL - 34 Ipswich Road

Erect front porch.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QBRE0GQX06O00&prevPage=inTray>

DC/20/2295/FUL - The Crown Hotel 2 Thoroughfare

Replacement boundary wall.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QCDYZ5QXKDW00&prevPage=inTray>

DC/20/2417/FUL - 32 Thoroughfare

Demolition of existing dwelling & Associated garage structure. Erection of replacement dwelling.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QCSMRCQXKLD00&prevPage=inTray>

DC/20/2461/TCA - 19 St Johns Street

T1 - silver birch in rear garden - pollard at 3-3.5m.

<https://publicaccess.eastsuffolk.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QCWC2POXKN900&prevPage=inTray>

ITEM 7

TO AGREE TO REGISTER AS AN “INTERESTED PARTY” IN THE PRE-EXAMINATION PROCESS FOR SIZEWELL C



BRIEFING ON THE PLANNING PROCESS FOR SIZEWELL C: UPDATE 1: PRE-EXAMINATION

The application for a Development Consent Order (DCO) to build a new nuclear power station, with two reactors capable of generating enough safe, low-carbon electricity for about six million homes, was submitted to the Planning Inspectorate (PINS) on 27 May 2020 following a delay of two months due to the COVID-19 pandemic.

The first part of the process was for PINS, on behalf of the Secretary of State for Business, Energy and Industrial Strategy, to decide whether the application was suitable for Examination and if so, formally accept it. Part of this process was to ensure EDF had fulfilled its statutory duty to conduct adequate pre-application consultation.

On Wednesday 24 June 2020, PINS confirmed that EDF has satisfied its legal responsibility to adequately consult the public in advance of submitting the proposals and has formally accepted the DCO application. This updated briefing aims to advise you on the next steps as the application has now been accepted for examination.

The Section 56 (s56) Notification Stage or the formal pre-examination stage of the process will begin on 8 July and run to 30 September. The minimum statutory duration of this stage is 30 days but the application is detailed and there are still some restrictions due to the pandemic response.

This is not a public consultation. PINS encourages stakeholders to read the application online. You can then register on the PINS website to become an 'Interested Party' by providing a written summary of your views on the DCO application. This is called a 'Relevant Representation'. As a registered 'Interested Party', you will be kept informed of progress and about opportunities to put your case forward at the next stage (the Examination).

This briefing also contains information about the Environment Agency's (EA) consultation process on the three environmental permit applications, submitted at the same time as the DCO application, to support the future operation of Sizewell C. Once the EA has accepted confirmed that the applications are complete it will begin a 12 week public consultation which they will advertise.

This updated briefing has been sent to several organisations and stakeholders in East Suffolk. We believe it is important that everyone understands the steps PINS will take, including the opportunities to get involved. We hope you will find this briefing useful.

Should you have any further questions, or would like to discuss any aspects of the planning process, please call the Sizewell C Community Freephone line on 0800 197 6102 or email us at info@sizewellc.co.uk.

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THE DCO APPLICATION PROCESS

WHO IS INVOLVED?

The Applicant/Developer: Sizewell C Co. has submitted the DCO application to build Sizewell C to the Planning Inspectorate. Sizewell C Co. is the applicant for the DCO and all environmental permit applications. EDF is the current owner of 80% of Sizewell C Co.

The Planning Inspectorate (PINS): Responsible for examining the application and making a recommendation to the Secretary of State for Business, Energy and Industrial Strategy as to whether or not development consent for the Sizewell C Project should be granted.

Statutory Stakeholders: Statutory stakeholders are defined in the Planning Act 2008 as having a key role in the consultation and examination of a DCO application. Some have particular responsibilities during the process, such as the local authorities (Suffolk County Council and East Suffolk Council) who were asked by PINS if the applicant's pre-application consultation was adequate.

Interested Parties: Anyone with an interest in the DCO application for Sizewell C can register their interest on the PINS website through a short written summary of their views. Those registering can then take a full part in the examination itself if they wish. Any party with an interest in the land affected by the application is automatically registered.

Secretary of State for Business, Energy and Industrial Strategy (BEIS): After receiving the recommendation from PINS, the Secretary of State has three months to announce the decision.

PLANNING AID ENGLAND (PAE)

PAE has provided a 'neutral facilitator' role to support local Parish and Town Councils affected by Sizewell C proposals during the pre-application stages of consultation. During these times the PAE team – who remain completely independent from the Sizewell C Project – have run various workshops and operated an e-mail service to help Parish and Town Councillors to both understand the proposals and work out how best to present their views and concerns into the planning process.

PAE will also be offering a similar service during the Section 56 notification period, only it will be delivered remotely due to the current circumstances. This will comprise a video presentation, particularly about what happens next, to be viewed online at pre-arranged times; holding several online question and answer sessions which councillors who wish to take part in can sign up for in advance. PAE will also operate an e-mail advice service during the latter part of the notification period.

As Members can see registering as an "interested party" provides the opportunity, should the Council wish to do so, to attend and participate in the public enquiry process.

Members are recommended to register the Council as an "interested party" in the Sizewell C examination process

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ITEM 8

TO AGREE TO PREPARE, FOR RECOMMENDATION TO FULL COUNCIL, A SHORT-WRITTEN SUMMARY OF THE COUNCIL'S VIEWS ON SIZEWELL C TO ACCOMPANY THE REGISTRATION PROCESS

The Sizewell C consultation rightly falls within the terms of reference for Full Council (To respond to major consultations) so any recommendations made by this Committee have to be endorsed by Full Council on 21st July.

ITEM 9

TO AGREE TO PREPARE, FOR RECOMMENDATION TO FULL COUNCIL, A SHORT-WRITTEN SUMMARY OF THE COUNCIL'S VIEWS ON SIZEWELL C ENVIRONMENTAL PERMIT APPLICATIONS

To build and operate a new nuclear power station at Sizewell, EDF SZC Co will need a number of environmental permits from us. These cover the work and the controls that EDF SZC Co need to put into place for construction, commissioning, operation and decommissioning of any new power station.

Activities requiring environmental permits include: radioactive waste discharges and disposals; abstraction from and discharges to controlled waters (including rivers, estuaries and the sea); operating specific plant (including back-up generators and boilers); assessing and cleaning-up contaminated land, disposal of conventional waste; and work on, or that could affect, flood protection features.

EDF SZC Co have applied for 3 permits relating to operational processes:

- Radioactive waste disposals
- Cooling water system discharges
- Diesel generator emissions

Full details can be found at https://consult.environment-agency.gov.uk/psc/sizewell-c-environmental-permits-information-page/?dm_i=3O4M,13KK8,4YC22E,42H45,1

Members are recommended to recommend comments to Full Council on these three permit applications

ITEM 10

TO NOMINATE TWO COUNCILLORS TO ATTEND THE VIRTUAL CONSULTATION EVENT ON SIZEWELL C ORGANISED JOINTLY BY SUFFOLK COUNTY AND EAST SUFFOLK COUNCILS

The Joint Local Authorities Group representing Suffolk County and East Suffolk Councils are inviting this Council to an engagement event in relation to the Sizewell C application for Development Consent.

During previous rounds of public consultation run by EDF Energy in relation to the Sizewell C proposals, they have held town and parish engagement events to gather information to help shape our responses. The application for Development Consent Order has now been submitted to the Planning Inspectorate and EDF Energy have announced that the section 56 period of engagement will be running from 8 July until 30 September. This is an opportunity to review the documentation, register as Interested Parties with the Planning Inspectorate (see item 7 above), and, should Full Council agree, submit a relevant representation summarising our position.

The Councils are proposing a virtual event on the afternoon of 29 July 2020, with up to two attendees from the town council.

The event will be held on the Zoom platform and a link will be sent to all registered attendees in advance of the date. Registration for the event will open at 13.00, with the event to commence at 13.15. The event is expected to close by 16.15, with a break included in the timetable. A detailed programme will be sent to registered attendees along with the link to the event and guidance notes for taking part.

Registration closes at by 5pm Wednesday 22 July.

At the time of preparing this agenda the following Members had indicated an interest in being nominated; Councillors Miller, O’Nolan, Sanders

Members are recommended to nominate 2 representatives.

ITEM 11

TO CONSIDER A CONTRIBUTION TO FRIENDS OF THE EARTH TO ENABLE THE ENGAGEMENT OF TECHNICAL SPECIALISTS TO OPPOSE THE SIZEWELL C APPLICATION

The Council has received a request from Friends of the Earth for a contribution towards the engagement of technical specialists to oppose the Sizewell C application. This could be funded from this Committee’s budget.

Members are to consider whether to contribute and if agreed, the sum

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