

## Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **John Gibbins Gallery, The Longshed,** on **Tuesday 12<sup>th</sup> April 2022** at 5pm

### Councillors:

Present: S Bale, D Adelson, G Holdcroft, R Sanders, M Sutton, and C Walsh.

Apologies: Lady C Blois, C Page and S Miller

Absent  
without apologies: C Mapey

In Attendance: Town Clerk and no members of the public

### 904. Apologies for Absence

Apologies for absence had been received from Councillors Blois, Page and Miller.

### 905. To receive Declarations of Interest

Councillor Adelson declared a non-pecuniary interest in item 911 as an acquaintance of a near neighbour to application DC/22/1106/VOC.

Councillor Walsh declared a non-pecuniary interest in item 911 as a near neighbour to application DC/22/1106/VOC.

### 906. To consider requests for Dispensations

There were no requests from Councillors with a Pecuniary Interest in an item on this Agenda for a dispensation.

### 907. To agree and approve the Minutes of the meeting held on 29<sup>th</sup> March 2022

The minutes of the Planning Committee meeting held 29<sup>th</sup> March 2022 were approved.

### 908. Public Question Time

There were no members of the public present.

### 909. To note intentions to undertake works to trees in the Conservation Area

No applications during this period.

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

No applications during this period.

911. To comment on applications for planning permission

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/22/1106/VOC - Part Rear Garden Of 29 Warren Hill Road Woodbridge Suffolk IP12 4DU	We recommend <b>APPROVAL</b> but ask that the applicant consider replanting the removed hedging once the development is complete.
DC/21/5748/FUL - Shop At 10-12 Market Hill Woodbridge Suffolk IP12 4LU	<p>Woodbridge Town Council refer the Planning Authority to its previous refusal of this application on 18.01.22 which, with the removal of a reference to the first floor balcony and having considered the latest submission, we still consider to be extant and therefore we still recommend <b>REFUSAL</b> of this application.</p> <p>Woodbridge Town Council classify this development as infill/ garden development, and therefore recommend <b>REFUSAL</b> of this application as it contravenes the following requirements of Local Plan Policy SCLP5.7: Infill and Garden Development:</p> <p><i>a) The scale, design and materials would not result in harm to the street scene or character of the area;</i></p> <p><i>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;</i></p> <p><i>c) There would not be significant harm to</i></p>

*residential amenity of occupants of either the existing or proposed dwellings;*  
*d) Existing and proposed dwellings have sufficient curtilage space;*

The proposed development is dominating and overbearing when considered in the streetscape of Chapel Street.

No parking provision has been provided and pedestrian access is on a blind bend – this contravenes Local Plan Policy SCLP4.10: *Ensuring safe pedestrian access to link up with and enhancing existing pavements, pedestrian spaces, routes and focal points;*

No construction method statement has been submitted. Whilst we recognise this is not generally required it is our opinion that the only option to construct the proposed dwelling would be numerous full closures of Chapel Street to offload and crane materials onto the plot. This is not acceptable to nearby residents. It would also block access for emergency vehicles along Chapel Street.

We are also of the opinion that the application contravenes the following policies of the Suffolk Coastal Local Plan:

SCLP4.9: Development in Town Centres - *Residential development targeted at smaller homes in town centres.* The proposed dwelling, whilst being only two bedroom, has a floor area consistent with a larger property.

SCLP11.1: Design Quality

*c) Respond to local context and the form of surrounding buildings in relation to the following*

*criteria:*

- i. the overall scale and character should clearly demonstrate consideration of the component parts of the buildings and the development as a whole in relation to its surroundings;*
- ii. the layout should fit in well with the existing neighbourhood layout and respond to the ways people and vehicles move around both internal and external to existing and proposed buildings;*
- iii. the height and massing of developments should be well related to that of their surroundings;*

*g) Create permeable and legible developments which are easily accessed, throughout the site and connections outside the site, and used by all, regardless of age, mobility and disability;*  
 Disabled access is not allowed for

*h) Provide highway layouts with well integrated car parking and landscaping which create a high quality public realm and avoid the perception of a car dominated environment. In doing so, proposals will be expected to prioritise safe and convenient pedestrian and cycle movement;*  
 Safe egress by foot or cycle from the proposed development is hindered by no pavement at the entrance and the negligible vehicle sightlines on the blind bend for traffic coming from New Street )

SCLP11.5: Conservation Areas

*c) Be of an appropriate design, scale, form, height, massing and position;*

Woodbridge Town Council agree with the comments made by Karolien Yperman (ESC Design and Conservation Officer), regarding the scale, height, massing and impact on

	<p>the conservation area of the proposed development. Whilst the latest submission shows a reduced height to the building, the topography of the area means that any development will significantly impact upon nearby residents and be to the detriment of the conservation area.</p> <p>WTC consider that this development will lead increased surface water runoff and an enhanced risk of flooding of Chapel Street as commented on by SCC Highways in its response to the application. This would impact properties opposite the site on Chapel Street. WTC is aware that surface water drainage inadequacies from developments close by have caused such issues.</p>
DC/21/4005/ARM - Land To The South And East Of Adastral Park	It was agreed to make <b>No Comment</b> on this application.
DC/21/4004/ARM - Land To The South And East Of Adastral Park	It was agreed to make <b>No Comment</b> on this application.

**912. To note East Suffolk Council's 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.

**913. Closure**

The meeting was closed at 5.18pm.

Councillor Sanders  
Chair