



# WOODBIDGE TOWN COUNCIL

Shire Hall Market Hill Woodbridge Suffolk IP12 4LP

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## To Members of the Planning Committee

Cllr Adelson

Cllr Bale

Cllr Blois

Cllr Holdcroft

Cllr Jewers

Cllr Mapey

Cllr Miller

Cllr Sanders

Cllr Sutton

Cllr Walsh

You are hereby summoned to attend the **MEETING** of the **PLANNING COMMITTEE** to be held at the **METHODIST CHURCH OCTAGON** on **TUESDAY 19<sup>TH</sup> OCTOBER 2021** at **5PM**

Greg Diaper

Town Clerk

14<sup>th</sup> October 2021

### **Public Attendance**

*Members of the public and press are welcome to join this 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 fifteen 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.

### **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**

For the public to ask questions of the Council or raise issues for consideration at a future meeting of the Council. 15 minutes maximum.

### **5. Confirmation of Planning Committee Minutes**

To confirm the minutes of the Planning Committee held on 5<sup>th</sup> October 2021.

### **6. To note intentions to undertake works to trees in the conservation area - attached**

### **7. To comment on applications for planning permission**

To comment on applications as set out on the attached schedule.

### **8. To note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported - attached**

### **9. To receive a report from those Councillors who attended the Brightwell Lakes virtual briefing on Friday 15<sup>th</sup> October.**

### **10. Closure**

## WOODBIDGE TOWN COUNCIL

Minutes of the meeting of the **PLANNING COMMITTEE** held at the Shire Hall on **TUESDAY 5<sup>th</sup> OCTOBER 2021** at 5PM

### Councillors:

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

Apologies: Lady C Blois

Absent without  
Apologies: C Mapey, J Jewers

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

### 325. Apologies for Absence

Apologies for absence had been received from Councillor Blois

### 326. To receive Declarations of Interest

Councillor Holdcroft declared that as he held a pre-determined position on the 'Land To The South And East of Adastral Park' that he would not participate in any discussion or voting on the matter.

No other Members made any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests in relation to items on the Agenda.

### 327. To consider requests for Dispensations

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

### 328. Public Question Time

There were no members of public present.

### 329. To agree and approve the Minutes of the meeting held on 21<sup>st</sup> September 2021

The minutes of the Planning Committee meeting held 21<sup>st</sup> September 2021 were approved.

**330. To note intentions to undertake works to trees in the Conservation Area**

The Committee noted intentions to undertake works to trees in the conservation area.

**331. To comment on applications for planning permission**

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/21/4150/FUL - 3A Thoroughfare	<b>We recommend APPROVAL</b> but request of the East Suffolk Council Planning Committee that a condition is added to any planning permission which only allows for direct family use of the new annexe.
DC/21/4145/LBC - 1B Thoroughfare Woodbridge Suffolk IP12 1AA	<b>We recommend APPROVAL</b> but ask that the comments of the Environmental Protection Officer in regards to a scheme of sound attenuation are included as a condition to planning permission.
DC/21/4098/VOC - 1B Thoroughfare Woodbridge Suffolk IP12 1AA	<b>We recommend APPROVAL</b>
DC/21/4402/FUL - 18 Sun Lane Woodbridge IP12 1EG	<b>We recommend APPROVAL</b>
DC/21/4365/FUL - 24 Anni Healey Close Woodbridge Suffolk IP12 1GZ	<b>We recommend APPROVAL</b>
DC/21/4403/LBC - 18 Sun Lane Woodbridge IP12 1EG	<b>We recommend APPROVAL</b>

Councillor Holdcroft left the meeting.

The Committee considered the four applications in regards to Land To The South And East of Adastral Park;

- DC/21/4002/ARM
- DC/21/4003/ARM
- DC/21/4004/ARM
- DC/21/4005/ARM and agreed that the Town Clerk and Chair would agree the Committees response based on this discussion and the comment made the Climate and Ecological Emergency Committee.

## Woodbridge Town Council response to Planning Applications DC/21/4002-4005/ARM, Land To The South And East Of Adastral Park;

In July 2017 Woodbridge Town Council recommended refusal of application DC/17/1435/OUT due to concerns about the suitability of the site for development and the likely negative impact to the already congested A12 at Martlesham which is the primary access route for Woodbridge residents and visitors travelling to and from the south and west.

Four years on, with extensive further retail and commercial development east of the A12 north of this development at Martlesham Heath Business and Retail Park, we have reviewed that position in the light of the four applications DC/21/4002-4005/ARM. Woodbridge Town Council consider that the mitigation proposals contained within the applications for managing and minimising traffic flows to and from, as well as within this development are inadequate both in terms of extent and timetabled implementation strategy during the stages of development of the land south and east of Adastral Park. Our concerns are exacerbated by the expected increase in traffic movements on the A12, up to around 2036, as published by the Applicant for Sizewell C at the for Sizewell C DCO Examination.

Woodbridge Town Council ask that, if ESC is minded to approve the applications, ESC require prior to approval further details on how the Applicant will encourage non-vehicular and public transport movements of residents between the development and the retail/commercial facilities at Martlesham Heath Business and Retail Park. We consider the Applicant proposals do not currently positively encourage walking and cycling and there is no provision for direct off A12 bus services to the facilities. We consider the application requires as a minimum a detailed strategy for mitigation against a potential increase in short distance car journeys to retail and commercial facilities

Woodbridge Town Council are deeply concerned by the lack of detail in the application on the above and other aspects, notably drainage as highlighted by Suffolk County Council. The Committee echoes the comments of Kirton and Falkenham Parish Council. The Climate and Ecological Emergency Committee have commented to the Planning Committee that they have the following ecological and environmental concern alongside the matter of sustainable transport strategy as mentioned above;

- We would ask that if ESC is minded to approve the applications a condition is included to extend the period until the end of July for which protection is provided to nesting birds in the development areas,
- We further recommend, if ESC is minded to approve the applications, that a condition is added that no artificial interference to nesting birds such as the pre netting of trees and hedgerows would be permitted on the development areas.

In general, we are deeply concerned by the lack of detail in the application and therefore, with all of the above considered, recommend **REFUSAL** of this application.

332. 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 decisions on planning applications where those decisions are contrary to this council's recommendations and not previously reported.

333. Closure

The meeting was closed at 6.13pm.

Councillor Sanders  
Chair

DRAFT

## ITEM 6

### To note intentions to undertake works to trees in the conservation area

Neither the District Council nor the Town Council can object to these works unless the tree(s) is/are covered by a Tree Preservation Order.

<a href="#">DC/21/4516/TCA - 1 Burkitt Road</a>	<b>Expiry Date:</b> Thu 21 Oct 2021
	<b>Determination Deadline:</b> Tue 09 Nov 2021
1no. Horse Chestnut - 30% crown reduction to reduce overhang over road, clear cables and reduce bias towards house.	
2no. Beech - reduce over extended limbs and remove deadwood.	
1no. Oak - small self sown tree in hedge, poor form, suppressed; remove	

This schedule is for information only.

## ITEM 7

### To comment on applications for planning permission

<a href="#">DC/21/4288/FUL - Woodbridge Quay Church Quay Street</a>	<b>Expiry Date:</b> Thu 21 Oct 2021
	<b>Determination Deadline:</b> Mon 15 Nov 2021
<p>In the rear grounds:1/erect a new wooden 9x1.5m (lxh) fence and a 2x1m (lxh) extension to an existing picket fence close off an area to assist with child safeguarding.2/ to provide more outdoor storage for church equipment. Add two sheds, 3x3x1.75m and 2.75x2x1.75m (wxdxh). DC/15/3361/FUL and DC/16/1077/AME previously granted permission for outdoor storage and an artificial turf area with associated fencing and hedging in the rear grounds. Note the area stated of 270 square meters in the application is the area of the affected portion of the rear grounds.</p> <p>Permission is required because the grounds lie within a conservation area and form part of a curtilage of a grade 2 listed building (listing is subject to ecclesiastical exemption and is the remit of the trustees).</p> <p>The long fence will provide a physical barrier to people from the street casually entering the rear grounds when we have children outside. It will prevent children straying into the front areas of the grounds where they have easy access to Quay Street. The short picket fence extension will complete the enclosure. Children are on our site from our community parent and child toddler groups and our church services/youth events.</p> <p>The long fence will extend from the rear of the church building to the holly hedging (see#1). It will be mostly hidden from Quay Street and it will be obscured from Crown Place Maltings residents by the 3m high holly hedge. The fence would be of a wooden construction, of a horizontal lattice type (see #2) with a gate on the existing path.</p> <p>The additional storage would be adjacent to the church car park. It will replace the existing compost areas with enclosed storage and add an additional shed next to the existing bike rack. These will be of metal construction and to 1.75m high consistent with the existing shed. Whilst the boundary wall is 1.2m high on our grounds side, there are existing shrubs behind the compost area up to 2m high and these will remain.</p>	

<a href="#">DC/21/4452/VOC - The Crown Hotel 2 Thoroughfare</a>	<b>Expiry Date:</b> Thu 28 Oct 2021
	<b>Determination Deadline:</b> Thu 18 Nov 2021
Variation of Condition No.5 of DC/20/2725/FUL - Conversion of former maltings to three flats and an attached townhouse. Demolition of rear 'motel rooms' Construction of a new building containing four flats and an attached townhouse. Associated landscape and tree works - Vary condition to allow removal of T3.	
<a href="#">DC/21/4358/FUL - 96 Edwin Avenue</a>	<b>Expiry Date:</b> Tue 02 Nov 2021
	<b>Determination Deadline:</b> Tue 23 Nov 2021
Construct rear extension, of the existing rear property, construction of two walls, flat roof.	
<a href="#">DC/21/4046/FUL - Brook House 36 Cumberland Street</a>	<b>Expiry Date:</b> Mon 25 Oct 2021
	<b>Determination Deadline:</b> Mon 25 Oct 2021
Enclosure of rear passageway space between single storey garden room extension and rear two storey wing	
<a href="#">DC/21/4047/LBC - Brook House 36 Cumberland Street</a>	<b>Expiry Date:</b> Mon 25 Oct 2021
	<b>Determination Deadline:</b> Mon 25 Oct 2021
Listed Building Consent - Enclosure of rear passageway space between single storey garden room extension and rear two storey wing	
<a href="#">DC/21/4546/LBC - Norfolk House 71 Thoroughfare</a>	<b>Expiry Date:</b> Thu 04 Nov 2021
	<b>Determination Deadline:</b> Sun 28 Nov 2021
Listed Building Consent - Installation of through floor lift	
<a href="#">DC/21/4502/FUL - 42A Chapel Street</a>	<b>Expiry Date:</b> Thu 28 Oct 2021
	<b>Determination Deadline:</b> Sun 28 Nov 2021
Single storey side extension	
<a href="#">DC/21/4580/FUL - 86 Edwin Avenue</a>	<b>Expiry Date:</b> Thu 28 Oct 2021
	<b>Determination Deadline:</b> Mon 29 Nov 2021
Proposed Front and Rear Single Storey Extensions	
<a href="#">DC/21/4557/FUL - Little Kyson Broomheath</a>	<b>Expiry Date:</b> Mon 01 Nov 2021
	<b>Determination Deadline:</b> Wed 01 Dec 2021
Conversion of barn to dwellinghouse. Installation of package sewage treatment plant & associated landscaping.	

<a href="#">DC/21/4549/FUL - Alpha Cottage 92</a> <a href="#">Cumberland Street</a>	<b>Expiry Date:</b> Thu 04 Nov 2021
	<b>Determination Deadline:</b> Thu 25 Nov 2021
<p>Replace render front elevation, damaged by spray from highway, with stained weatherboarding to prevent damage to timber frame of listed building. Re-submission previous consents DC/21/3002/FUL and DC/21/3003/LBC amendment to weatherboarding specification.</p>	

<a href="#">DC/21/4550/LBC - Alpha Cottage 92</a> <a href="#">Cumberland Street</a>	<b>Expiry Date:</b> Thu 04 Nov 2021
	<b>Determination Deadline:</b> Thu 25 Nov 2021
<p>Listed Building Consent - Replace render front elevation, damaged by spray from highway, with stained weatherboarding to prevent damage to timber frame of listed building. Re-submission previous consents DC/21/3002/FUL and DC/21/3003/LBC amendment to weatherboarding specification.</p>	

## ITEM 8

To note East Suffolk Council decisions on Planning Applications where those decision are contrary to this Council's recommendations and not previously reported

This schedule only lists those applications not previously reported to Committee.

This item is for information only.

<b>Date</b>	<b>Application</b>	<b>WTC Decision</b>	<b>ESC Decision</b>	<b>ESC Officer (Delegated) or Committee Decision</b>
30.03.21	DC/21/0613/FUL - Land Opposite 4 Central Maltings Doric Place	Refusal	Awaiting decision	
emailed	DC/21/1849/VOC - The Saleroom Theatre Street	Approval	Awaiting decision	
emailed	DC/21/1886/FUL - Land To The Rear Of 32 Market Hill	Refusal	Awaiting decision	
13.07.21	DC/21/2884/LBC - 24 Thoroughfare	Approval	Awaiting decision	
27.07.21	DC/21/3073/FUL 69 Thoroughfare	Approval	Awaiting decision	
27.07.21	DC/21/3073/LBC 69 Thoroughfare	Approval	Awaiting decision	
10.08.21	DC/21/2839/FUL -15 Church Street	Approval	Awaiting decision	
10.08.21	DC/21/3541/FUL - Grove Lodge 6 Pytches Road	Deferred	Awaiting decision	
10.08.21	DC/21/3529/VOC - 37-41 Warwick Avenue	Approval	Awaiting decision	
24.08.21	DC/21/3541/FUL - Grove Lodge 6 Pytches Road	Refusal	Awaiting decision	
24.08.21	DC/21/1886/FUL - Land To The Rear Of 32 Market Hill	Refusal	Awaiting decision	
24.08.21	DC/21/3667/FUL - Pinecrest 5 Pytches Road	Refusal	Awaiting decision	
24.08.21	DC/21/3560/LBC - 23 Church Street	Approval	Application Permitted	Delegated Decision
24.08.21	DC/21/3786/FUL - 7 Haughgate Close	Approval	Application Permitted	Delegated Decision
24.08.21	DC/21/3816/FUL - 14 Beaconsfield Road	Approval	Application Permitted	Delegated Decision
24.08.21	DC/21/3877/FUL - 9B Thoroughfare	Approval	Awaiting decision	
07.09.21	DC/21/3739/VOC - The Moorings Cherry Tree Road	Approval	Application Permitted	Delegated Decision
07.09.21	DC/21/2884/LBC - 24 Thoroughfare	Approval	Awaiting decision	
07.09.21	DC/21/3748/PN3 - Framfield Medical Centre,	Approval	Awaiting decision	
07.09.21	DC/21/3888/FUL - 6 Naverne Meadow	Approval	Awaiting decision	
21.09.21	DC/21/4034/FUL - Selwyn House 78 Thoroughfare	Approval	Awaiting decision	

21.09.21 DC/21/4035/LBC - Selwyn House 78 Thoroughfare  
 21.09.21 DC/21/4046/FUL - Brook House 36 Cumberland Street  
 21.09.21 DC/21/4047/LBC - Brook House 36 Cumberland Street  
 21.09.21 DC/21/4002/ARM - Land To The South And East Of Adastral Park  
 21.09.21 DC/21/4003/ARM - Land To The South And East Of Adastral Park  
 21.09.21 DC/21/4004/ARM - Land To The South And East Of Adastral Park  
 21.09.21 DC/21/4005/ARM - Land To The South And East Of Adastral Park  
 21.09.21 DC/21/4149/FUL - 23 Burkitt Road  
 21.09.21 DC/21/4150/FUL - 3A Thoroughfare  
 05.10.21 DC/21/4150/FUL - 3A Thoroughfare  
 05.10.21 DC/21/4145/LBC - 1B Thoroughfare Woodbridge Suffolk IP12 1AA  
 05.10.21 DC/21/4098/VOC - 1B Thoroughfare Woodbridge Suffolk IP12 1AA  
 05.10.21 DC/21/4402/FUL - 18 Sun Lane Woodbridge IP12 1EG  
 05.10.21 DC/21/4365/FUL - 24 Anni Healey Close Woodbridge Suffolk IP12 1GZ  
 05.10.21 DC/21/4403/LBC - 18 Sun Lane Woodbridge IP12 1EG  
 05.10.21 DC/21/4002/ARM - Land To The South And East Of Adastral Park  
 05.10.21 DC/21/4003/ARM - Land To The South And East Of Adastral Park  
 05.10.21 DC/21/4004/ARM - Land To The South And East Of Adastral Park  
 05.10.21 DC/21/4005/ARM - Land To The South And East Of Adastral Park

Approval	Awaiting decision
Approval	Awaiting decision
Approval	Awaiting decision
Deferred	Awaiting decision
Deferred	Awaiting decision
Deferred	Awaiting decision
Deferred	Awaiting decision
Approval	Awaiting decision
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Approval	Awaiting decision
Refusal	Awaiting decision
Refusal	Awaiting decision
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Refusal	Awaiting decision