

Woodbridge Town Council

Minutes of the meeting of the **Planning Committee** held at the **John Gibbins Gallery** on **Wednesday 17th August 2022** at **6pm**.

Councillors:

Present: D Adelson, S Bale, G Holdcroft, S Miller, S Rawlings, R Sanders, and M Sutton.

Apologies: C Blois, P Gillard and C Walsh.

In Attendance: Deputy Town Clerk and no members of the public.

239. Apologies for Absence

Apologies for absence had been received from Councillors Blois, Gillard, and Walsh

240. To receive Declarations of Interest

Councillor Holdcroft declared a non-pecuniary interest in application DC/22/2370/FUL as applicants obtain a license to trade during the regatta.

Councillor Adelson declared a non-pecuniary interest in application DC/22/2370/FUL as a relative lives in the adjacent houseboats.

241. To consider requests for Dispensations

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

242. To agree and approve the Minutes of the meeting held on 2nd August 2022

The minutes of the Planning Committee meeting held 2nd August 2022 were approved.

243. Public Question Time.

There were no members of the public present.

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

The Committee noted the following applications:

DC/22/2949/TCA - 26 Ipswich Road Woodbridge Suffolk IP12 4BU

DC/22/3112/TCA - 76 Thoroughfare Woodbridge Suffolk IP12 1AL

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

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/22/3073/TPO - 1 Sandford Place Ipswich Road Woodbridge Suffolk IP12 4BX	We recommend APPROVAL however would recommend a replacement tree planted onsite.

246. To comment on applications for planning permission

The Council agreed their comments as set out below:-

Application No and Address	Committee Comments
DC/22/2778/FUL - 101 Ipswich Road Woodbridge Suffolk IP12 4BY	We recommend APPROVAL
DC/22/2751/FUL - 1 Farlingayes Woodbridge Suffolk IP12 1HF	We recommend APPROVAL
DC/22/2840/FUL - 42 Brook Street Woodbridge Suffolk IP12 1BE	We recommend APPROVAL
DC/22/2841/LBC - 42 Brook Street Woodbridge Suffolk IP12 1BE	We recommend APPROVAL
DC/22/2966/VOC - 69 Thoroughfare Woodbridge Suffolk IP12 1AH	We recommend APPROVAL
DC/22/2973/FUL - 1A St Johns Street Woodbridge Suffolk IP12 1EB	We recommend APPROVAL
DC/22/2974/LBC - 1A St Johns Street Woodbridge Suffolk IP12 1EB	We recommend APPROVAL
DC/22/2370/FUL - Ferry Quay Cafe Ferry Quay Woodbridge Suffolk IP12 1BW	Further to the committee previous comments at the meeting of 2 August 2022 the committee reviewed the amended drawings submitted by the Applicant. The committee resolved to again recommend REFUSAL for the following reasons which remain unaddressed: 1 - The application contravenes SCLP 11.1 g: permission will be granted where proposals

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;

The current proposal does not enable disabled access to the covered upper level of the café whilst the seating proposed at ground level is not suitable for wheelchair users.

- 2 - The application contravenes SCLP 11.1 g: permission will be granted where proposals

Ensure that the layout and design incorporates adequate provision for the storage and collection of waste and recycling bins in a way which does not detract from the appearance of the development;

The current proposal does not address waste storage and disposal facilities.

- 3 – Toilet facilities still inadequately addressed by the Applicant in the submitted documents. WTC are disappointed that the Applicant is considering a location are around 50 yards from the premises and the submitted documents do not propose a fully accessible toilet. WTC recommend a fully accessible toilet is provided at the cafe.

– We are concerned about the lack of detail of ventilation in the kitchen/ food preparatory area.

The amended drawings do not show surface water drainage proposals for the roof and WTC are concerned at possible discharge onto the PROW

	<p>footpath which in winter could freeze and create a serious slip hazard on the sloped surface beside the water's edge.</p> <p>WTC remain of the view that if these matters are addressed to the satisfaction of the Planning Authority, as well as other matters raised by the Flood Risk Management Authority and Environmental Protection, The Committee would fully support the development.</p> <p>We also have a concern that the proposed development will constrain the PROW footpath to its actual/ mapped route, which follows the edge of the Dock., There are currently a number of trip hazards on the actual route of the footpath which may need to be cleared, however these are necessary for access to the house boats moored in Bass Dock. We would suggest that Suffolk County Council and the Applicant looks to re-route this footpath to avoid these potential hazards.</p>
DC/22/2791/FUL - 13 Ipswich Road Woodbridge Suffolk IP12 4BS	We recommend APPROVAL
DC/22/2649/FUL - 10 North Hill Woodbridge Suffolk IP12 1HH	We recommend APPROVAL
DC/22/2749/FUL - 58 Cumberland Street Woodbridge Suffolk IP12 4AD	We recommend APPROVAL
DC/22/2750/LBC - 58 Cumberland Street Woodbridge Suffolk IP12 4AD	We recommend APPROVAL

247. 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.

248. To agree the Committees response to the NALC consultation on short term holiday lets

The Committee considered a draft prepared by the Clerk and agreed that with the following changes the response be submitted.

Changes listed:

- Rectify a spelling error

- Reformat percentage section

- replace last section with:

There is an erosion of local traditions, accents and knowledge. Most of our local organisations struggle to gain sufficient involvement in running local community groups and voluntary organisations, this is deeply concerning to Woodbridge Town Council.

249. Closure

The meeting was closed at 6.58pm

Councillor Sanders
Chair