

WICKHAM MARKET PARISH COUNCIL

CHAIR: Cllr Ivor French

PLANNING COMMITTEE

CHAIR: Cllr Dick Jenkinson

DATE 11th May 2026



MINUTES

- PL26 **1** **Present from the Council:** Dick Jenkinson, Gloria Creasey, John Day, and **Tree Warden** Anne Westover
- PL26 **2** **Present from the Public:** Two members of the public
- PL26 **3** **Open Public Forum Session** (3 minutes per person): Copper Beech at 12 Lime Close, Wickham Market has a Tree Preservation Order on it, and one member of the public present said the owner pruned the tree over the weekend (9th / 10th May) and removed the boughs from the site. Anne Westover was notified and left a message for Falcon Saunders at East Suffolk Council, and emailed him on the evening of Sunday, 10th May 2026, to advise him that the tree had been lopped. There were comments and questions regarding the proposed new annex being built too close to the boundary, how essential services would reach the annex, and parking for the annex. The tree with the TPO isn't mentioned on the planning application and there were concerns about the roots of the tree should further hardstanding for vehicles be introduced. The land of 12 Lime Tree Close, adjacent to the next-door neighbours, is higher than the neighbours', and they will be looked down on. There were concerns that the new foundations would undermine the fence between 12 Lime Tree Close and the neighbours.
- PL26 **4** **Apologies for Absence:** Sue French, Ivor French
- PL26 **5** **Declarations of Interest in items on the agenda:** No declarations
- PL26 **6** **Proposal to approve the draft minutes** of the Wickham Market Parish Council Planning Committee of 8th April 2026. All present were happy with the minutes, they were signed and dated by Dick Jenkinson.

Signed: Dated:.....

Review and agree comments for DC/26/0844/FUL Proposed rear extension and conversion of part of existing garage into habitable accommodation together with the erection of a detached annex Site address: 12 Lime Close, Wickham Market, Woodbridge, Suffolk, IP13 0RS Expiry 13 May 2026

Proposed rear extension and conversion of part of existing garage into habitable accommodation together with the erection of a detached annex. Site address: 12 Lime Close, Wickham Market, Woodbridge Suffolk, IP13 0RS Expiry 13 May 2026 After lengthy discussions and reviews of the plans on the ES website - Wickham Market Parish Council Planning Committee do not object to the garage conversion, but strongly object to the construction of the annex. The planning committee strongly object to the construction of the annex on the following points: -

1. The planning application doesn't conform or align with Wickham Market Neighbourhood Plan Policy WICK7, preserving and enhancing open, green and treed spaces in the Wickham Market Conservation Area. Although this property is just outside of the conservation area, it is adjacent on two sides and paragraph 6.5 of the Wickham Market Neighbourhood Plan applies, which states 'Development outside the conservation area which harms the setting of the conservation area will also be inappropriate'. In addition, the unattractive box shape of the annex is not thought to be appropriate as it will certainly harm the setting of the conservation area.
2. The south elevation of the annex has a bedroom with a good size window which would directly overlook the adjacent property, Courtyard Barn. Whilst the dimensions of the annex in plan are given there are no dimensions showing how close it is to be built to the boundary. By scaling from the drawing, the annex appears to be about 1m from the boundary and as the adjacent property is about 0.6m lower this which exacerbates the overlooking problem. The fence on this boundary is owned by Courtyard Barn. It is in a poor state of repair and is covered with ivy. This fence was being partly supported by the hedge of 12 Lime Close, but this hedge has now been removed, leaving the fence in an unstable condition.
3. The drawings do not provide sufficient detail regarding the height difference between 12 Lime Close and the adjacent properties, which are estimated to be approximately 0.6m lower. The drawings do not provide the height of the annex or its exact location within the garden. These details are essential to make an informed decision.
4. There is a concern about the pruning of the beech tree, which is subject to a Tree Preservation Order (TPO 173). The pruning, which took place over the weekend of the 9th and 10th May 2026, was carried out by the owner, not by an arborist.

5. Wickham Market Neighbourhood Plan policy WICK4 – Provision for wildlife in new development states:
1. A. As appropriate to their scale, nature and location, development proposals should incorporate design features which both protect and enhance the ability of wildlife to thrive. Development proposals should provide net gains for biodiversity. In particular, new development proposals should incorporate measures and appropriate spaces to retain and protect trees and hedges, provide for new native plant species (including within drainage swales), wildlife corridors, specific amphibian, bird and bat measures, and wildlife-friendly boundaries. This should be complemented by construction management processes, which ensure that there is no harm to wildlife and biodiversity.

Some hedges on this property have recently been removed, and no proposals have been made to increase biodiversity or wildlife habitat. The proposed development will significantly reduce the size of the garden. This development has already breached this policy, and the construction of the annex would make matters considerably worse.

6. The annex will generate additional parking because the potential number of residents will increase and parking options are limited. Para. 8 states that, with the conversion of the garage, there will be a loss of one parking place, yet it also states that there is ample parking at the front of the property. In the planning committee's view, this isn't correct.
7. The planning application under section 7 incorrectly states no trees or hedges need to be pruned for the work to go ahead; however, the beech tree with TPO was pruned during the weekend of the 9th and 10th May 2026, and hedges have already been removed in the garden in preparation of the intended work.

The Planning Committee doesn't object to the garage conversion; however, they have concerns about:-

1. The utility room and ensuite windows will overlook the adjacent property as the boundary is just over 1m away.
2. With the loss of the garage, the details of any on-site parking at the front of the property will change. Currently, there is a single-track concrete drive that curves from the site access point to the garage. Any proposed changes need to be made clear prior to any work commencing, as any construction in the front garden is likely to have an adverse effect on the beech tree (TPO 173).
3. The potential damage to the beech tree (TPO 173) during construction is a concern; conditions should be placed on the applicant to ensure its protection.

Signed: Dated:.....

PL26 **8** Date of next meeting – when required

Signed: Dated:.....