

# WICKHAM MARKET PARISH COUNCIL

**CHAIR: Cllr Ivor French**

## PLANNING COMMITTEE

**CHAIR: Cllr Dick Jenkinson**

**DATE 21<sup>st</sup> July 2026**



### MINUTES

PL26:18 **Present from the Council:** Dick Jenkinson, Sue Fench, John Day, Ivor French, Gloria Creasey

PL26:19 **Present from the Public:** Four members of the public

PL26: 20 Open Public Forum Session (3 minutes per person): **DC/26/0844/FUL 12 Lime Kiln Close** - One member of the public expressed concern that, as the construction will be carried out on a part-time basis, it will take a long time to complete. They asked whether the council could specify start and finish times each day and avoid working at weekends. They also asked whether 'hours of work' could be requested, wanted to know what the accommodation will be used for, and how many will be living in the property, as the planning application is now attached to the property rather than separate in the garden. The extension also shows a bedroom with an en suite and a kitchenette.

The tree warden noted that the beech tree at Lime Tree Close is protected and has been lopped. They believe the character of the conservation area will be compromised. The new plan shows three cars, all under the canopy of the beech tree.

**DC/26/2203/FUL New Self Storage Building.** The tree warden said that, regarding the applications from the farm, they have been working with Mr Hayward on trees for some time. They are concerned about the new barn being too close to the road and whether there is sufficient space for the present trees and enough for further planting.

The tree warden brought up that the Simon's Cross development has done new plans and will remove all vegetation in the development.

PL26: 21 **Apologies for Absence:** None

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PL26: 22 **Declarations of Interest in items on the agenda:** None

PL26: 23 **Proposal to approve the draft minutes of the Wickham Market Parish Council Planning Committee of 1<sup>st</sup> July 2026:** These were approved by all the planning committee and were signed and dated by Dick Jenkinson.

PL26: 24 **Review and agree comments for DC/26/0844/FUL** *Proposed rear extension to accommodate bedroom and an annex, and the conversion of part of existing garage into habitable accommodation. Site address: 12 Lime Close, Wickham Market, Woodbridge, Suffolk, IP13 0RS Expiry: 22 July 2026*

Working hours were discussed in view of proximity to other properties. Previous objections and points were discussed. The footprint and the beech tree were discussed. Not all the points regarding the garden and flat roof objections from last time have not been overcome.

Outcome and comments for East Suffolk from WMPC Planning Committee are:

We fully concur with the Principal Landscape and Arboriculture Officer's comments regarding the beech tree (TOI 173). Due to the building work being in close proximity to other properties, construction should be carried out during normal working hours.

PL26: 25 **Review and agree comments for DC/26/2355/TCA 1no.** *Cypress (marked on plan) – Fell. Site address: 64 High Street, Wickham Market, Woodbridge, Suffolk IP13 0QU. Expiry date: 23 July 2026.*

Outcome -

No objection from the planning committee, who have taken the tree wardens' comments into consideration.

PL26: 26 **Review and agree comments for DC/26/2252/CLE** *We installed replacement windows to the side and rear of the property in 2021. We are now selling the property and our buyers mortgage lender and solicitor are insisting on a Lawful Development Certificate. Replacement white UPVC windows include: bathroom at rear upstairs Bedrooms 3x at rear upstairs utility room at rear downstairs overlooks the alley behind the house Lobby x2 at side of property overlooks our own courtyard area kitchen overlooks private courtyard All previous windows were white but wooden so like for like apart from material. Ste address: 57 High Street, Wickham Market, Woodbridge, Suffolk IP13 0HEE Expiry address: 24 July 2026*

Outcome -

The planning committee had no objection to DC/26/2252/CLE

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**PL26: 27 Review and agree comments for DC/26/2218/FUL** *Change of use of existing barn to Padel Courts and associated works Site address: Bridge Farm, Ashe Road, Lower Hacheston, Hacheston, Woodbridge, Suffolk. Expiry date: 24 July 2026*

Additional traffic discussed in view of plans showing facilities parking spaces, online booking system. A positive addition for all age generations for things to do.

Outcome –

The planning committee supports this application DC/26/2218/FUL

**PL26: 28 Review and agree comments for DC/26/2203/FUL** *New Self Storage Building with parking area Site address: Bridge Farm, Ashe Road, Lower Hatcheston, Hacheston, Woodbridge Suffolk Expiry date: 24 July 2026*

The planning committee discussed the visibility of the proposed new structure from the road and the Five Ways roundabout, as well as its proximity to the B1078. The proposed structure is very tall, and the large, highly visible signage promoting the storage facility was also a concern. Additional traffic to and from the site, its external lighting, and its impact on local residents were also discussed.

Protecting the ambience and the urbanisation of Wickham Market was discussed.

The village plan, which states – ‘Plan for any future expansion of Wickham Market or Ufford to be highly sympathetic to landscape character. Landscape character for Deben Valley.’ And ‘Protect the special unspoilt character of the small villages along the valley side and the dispersed settlement pattern. Avoid ad hoc change through increases in signage, boundary treatments and external lighting.’ – was also discussed. The negative visual impact the proposed barn and its signage would have on Wickham Market and the Deben Valley was also noted. The proximity of the listed building (farmhouse) was also commented on.

Outcome:

**DC/26/2203/FUL** *New Self Storage Building with parking area Site address: Bridge Farm, Ashe Road, Lower Hacheston, Hacheston, Woodbridge Suffolk .*

Wickham Market Parish Council objects to this application by a majority decision for the following reasons:

1. This application does not comply with SCLP 10.4 Landscape Character Proposals. The site is currently undeveloped, and the design is not sympathetic to, the special qualities and features as described in the Suffolk Coastal Landscape Character Assessment (2018).

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2. This facility will be open from 0530 to 2130 daily and will not be a manned facility. It is a secure storage facility and hence must be lit to operate effectively. It is also located close to the B1078. SCLP 11.2 Residential Amenity, states that when considering the impact of development on residential amenity one needs to consider light spillage and we feel that this application does not comply with this policy.
3. Policy SCLP11.1: Design Quality. States that the Council will support locally distinctive and high-quality design that clearly demonstrates an understanding of the key features of local character and seeks to enhance these features through innovative and creative means. This facility will have large display signage which is not appropriate in this landscape area.
4. This application does not comply with Policy SCLP11.3: Historic Environment which states that the Council will work with partners, developers and the community to conserve and enhance the historic environment and to ensure that where possible development makes a positive contribution to the historic environment. This development is the wider setting of Grade II listed Bridge Farmhouse, which is located approximately 120m to the south-west of the proposed building location. This proposed facility will definitely not conserve or enhance this historic environment.

PL26: 29 **Date of next meeting** – 23<sup>rd</sup> July 2026 at 1800hrs

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