



Laxfield Parish Council Planning Committee Meeting



2 July 2025 at 5:30 pm in the Guildhall Parish Room

MINUTES

Attendees: D Martindale (Chair), D Alchin, S Ellis, P Lowe (clerk)

Public attendance: Robert Durrant (Greenfield Durrant Ltd) to speak in relation to planning application DC/25/02580

1. Apologies and approval of absences

R Sutton

2. Declarations of interest

None

3. Planning

a. The following applications, as requested by MSDC, were discussed:

APPLICATION FOR PLANNING PERMISSION - DC/25/02580

Proposal: Erection of 5no dwellings (following demolition of buildings and grant of planning permission DC/22/05731). The development site lies outside, but in relatively close proximity to the settlement boundaries of Laxfield and Framlingham.

Location: Building Yard Fourwinds Farm, Badingham Road, Laxfield, IP13 8HT.

Application received: 6 June 2025, Laxfield PC deadline: 4 July 2025

Laxfield Parish Council provided the following comments:

The Parish Council supports the application, as the site being developed was previously an eyesore, with contaminated buildings containing asbestos. The 0.5 acre plot was in need of development and the proposed plans will provide much needed housing to the area, without affecting the heritage and conservation of Laxfield. The 5 dwellings will also match the footprint of the buildings that were there previously.

The preliminary ecological appraisal provides useful context for minimal impact on wildlife and the ecology of the site, and provides guidance to ensure precautionary measures are taken in development.

The development now seems to be providing a sizable Community Infrastructure Levy, which will benefit the parish and wider developments in mid-Suffolk. Whilst we understand and support MSDC's need to uphold crucial compliance and regulation, we feel that any error made in the demolition of the structures should be offset with the applicant having a development that can still give him an investment return - and end up with a win-win scenario for all stakeholders.

APPLICATION FOR PLANNING PERMISSION - DC/25/02662

Proposal: Notification of works to trees in a Conservation Area - T1 - Silver birch reduce overhang by 1m to growth points canopy size from 7m x 5m to 7m x 4m T2 - Hornbeam reduce overhang to boundary line - Canopy reduced from 9m x 9m to 8m x 6m T3 - Lime tree - Lower limb over garden removed T4 - Mature ash reduced by 3m all over - canopy 20m x 15m reduced to 17m x 12m T5 - Willow felled to allow for acer to fill out as the higher amenity tree. T6 - Sycamore growing towards house felled.

Location: 1 Pump Lane, Laxfield, Woodbridge, Suffolk, IP13 8FA.

Application received: 12 June 2025, Laxfield PC deadline: 4 July 2025

After consultation with the Laxfield Tree Warden, there are no objections to this application
Proposed D Martindale, seconded S Ellis

APPLICATION FOR PLANNING PERMISSION - DC/25/02874

Proposal: Notification of works to Trees in a Conservation Area - 1-2m crown lift & target prune of over extended limbs into the existing canopy of T1 Medium Walnut (*Juglans Regia*) and reduction in height by 1m and trimming into shape of T2 Mixed Hedge.

Location: The Old Cycle Shop Market Street Laxfield Woodbridge Suffolk IP13 8DR.

Application received: 26 June 2025, Laxfield PC deadline: 18 July 2025

After consultation with the Laxfield Tree Warden, there are no objections to this application
Proposed D Martindale, seconded S Ellis

APPLICATION FOR PLANNING PERMISSION - DC/25/02920

Proposal: Notification of works to trees in a conservation area - T1- Common Lilac (*Syringa Vulgaris*)- 0.5M-1M Crown Reduction, Crown Raise to 2.3M over path and driveway, reduce away from house.

Location: Cringles High Street Laxfield Woodbridge Suffolk IP13 8DX.

Application received: 27 June 2025, Laxfield PC deadline: 21 July 2025

After consultation with the Laxfield Tree Warden, there are no objections to this application
Proposed D Martindale, seconded S Ellis

APPLICATION FOR PLANNING PERMISSION - DC/25/02676

Proposal: Application under S73a for Removal or Variation of a Condition following grant of Planning Permission DC/21/01133 dated 02/06/2021 Town and Country Planning Act 1990 (as amended) To vary Condition 2 (Approved Plans and Documents) to reflect the as-built status of fencing as per plans and documents submitted.

Location: Land At Corner Farm Banyards Green, Laxfield, Woodbridge, Suffolk, IP13 8ES.

Application received: 12 June 2025, Laxfield PC deadline: 16 July 2025

APPLICATION FOR PLANNING PERMISSION - DC/25/02679

Proposal: Application under S73a for Removal or Variation of a Condition following grant of Planning Permission DC/21/03051 dated 21/06/2021 Town and Country Planning Act 1990 (as amended) - to vary Condition 2 (Approved Plans and Documents) to reflect the as built status of fencing, brick piers and a clocktower as per plans and documents submitted.

Location: Land At Corner Farm Banyards Green, Laxfield, Woodbridge, Suffolk, IP13 8ES.

Application received: 12 June 2025, Laxfield PC deadline: 16 July 2025

Laxfield Parish Council provided the following comments on both planning applications (02676/02679) for removal of conditions in relation to the development at the land at Corner Farm, Banyards Green:

- The site is visible from the public road;
- The close-boarded 1.8m fencing panels on the road frontage (which are seemingly the only ones being mentioned in this application) do not conform to the earlier agreed spec (app number DC/21/03051), of more visually open 1m high post and rail or estate fencing;
- Similarly, there is a large maze-like amount of close-boarded 1.8m panels behind the road frontage around and in front of buildings;
- To the right of the built brick piers the non-conforming 1.8m panels continue along the road frontage;
- The concrete bases of the 1.8 m panels will not allow any small animals through which was agreed by the developer;
- The brick piers were not applied for in the previous application; If the reason for the brick piers is to support the 1.8m fencing then they would be redundant with the correct 1m fencing;
- The piers are out of character for the area;
- The clock tower was not applied for in the previous application.

The overall effect of the very many 1.8m panels gives the impression of a 'closed community' and does not reflect the very open 'vernacular' of Laxfield, where most properties have open road frontages. The high and solid panels have an adverse impact on the area and they do not resemble the existing visual style of the locality.

Policy H17 'Development to Reflect Local Characteristics' states:

"Proposed new housing should be consistent with the pattern and form of development in the neighbouring area. The character of its setting, particular site constraints such as access and drainage, and the configuration of the site including its natural features."

Laxfield Parish Council feels that for the applicant to apply for retrospective planning permission to retain the 1.8m fencing panels (and we refer to all of them including behind the road frontage), for the brick piers and for the clock tower, after the applicant had accepted/agreed the spec of 1m high post and rail or estate fencing, and after no permission had been either applied for or granted for either the brick piers or the clock tower, that this illustrates a considerable lack of respect for the planning process and for the planning committee". Laxfield Parish Council strongly objects to this application.

4. The following point was discussed without any need for approval:

- *Planning Appeal under Section 78 - W3520/W/25/3366713*
Conversion of garage with first floor extension at 23 Noyes Avenue, Laxfield.
The appeal related to the position of a proposed side window on the side of the upgrade and members had no comments in relation to this ongoing appeal.

Meeting closed at 6:55 pm.

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