

Notes of a site meeting held on **Tuesday 23 April 2024** commencing at 10.30am at 32 Thoroughfare, Woodbridge, IP12 1AQ.

Planning Committee South Members present:

Councillors Mark Packard (Chair), John Fisher (Vice Chair), Tom Daly, Deborah Dean (substitute for Debbie McCallum), Mike Deacon, Colin Hedgley, Rosie Smithson

Officers present:

Katy Cassidy (Democratic Services Officer (Regulatory)), Jack Hannan (Assistant Planner (Major Sites and Condition Monitoring)) Matt Makin (Democratic Services Officer (Regulatory)), Danielle Miller (Principal Planner (Major Sites))

Also in attendance was the applicant and their agent, and an objector to the application.

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The site meeting was undertaken in accordance with the Council's Constitution which sets out details of the arrangements for site visits by Members associated with planning applications.

Apologies for absence were received in advance of the site meeting from Councillors Seamus Bennett and Debbie McCallum.

The purpose of the site meeting was a 'fact finding' exercise only and to provide Members with an opportunity to view the site and its surroundings.

The Committee met at the Hamblin Road car park and proceeded on foot to the boundary of the site that bordered with Jacobs Way, which provided a prominent view of the balcony on the site. The Committee then moved along Jacobs Way to The Thoroughfare and proceeded to the front of 32 Thoroughfare. The Principal Planner (Major Sites) highlighted the balustrade on a first-floor window at the front of the property which had not been included in the original plans.

The Committee entered 32 Thoroughfare and moved to its rear garden. The Committee observed the proximity of 6 Doric Place to the site and viewed the flat roof area as seen from the rear garden of the property. In response to questions from the Committee, the Principal Planner advised that the glazing on the rear of the property had been changed for aesthetic and design reasons and allowed the windows to be opened. The Committee was informed that the balustrade was required for safety reasons as it was possible to walk on to the flat roof that formed a balcony.

In response to a further question, the Principal Planner confirmed that the use of the flat roof for amenity purposes was restricted, and the current planning application looked to remove this restriction.

The Committee visited the first floor of the property in two groups, walking out on to the flat roof and taking in views towards 6 Doric Place. The Committee then reconvened in the rear garden to ask questions to the officers. The Principal Planner identified the location of the bathroom window of 6 Doric Place said to be overlooked by the flat roof and believed that the land between the site and the rear of 6 Doric Place belonged to 8 Doric Place; the Principal Planner said she would confirm the latter point at the Committee meeting.

The Committee left the site and proceeded on foot to 6 Doric Place; the applicant and their agent left the site meeting at this point and on arrival at 6 Doric Place the objector joined the site meeting. The Committee entered 6 Doric Place and viewed windows on the ground and first floors that the objector considered were overlooked by the flat roof area of 32 Thoroughfare.

The Committee then entered the rear garden of 6 Doric Place and took in views towards the application site from the seating area of the garden.

The site visit concluded at 11.03am.