



# Laxfield Parish Council Planning Committee Meeting



11 February 2026 at 6:00 pm in the Guildhall Parish Room

## MINUTES

**Attendees:** R. Sutton (Chair), D Martindale, S Ellis, C. Baldry, P Lowe (clerk)

**1. Open forum**

No members of the public attended the meeting.

**2. Apologies and approval of absences**

D Alchin.

**3. Declarations of interest**

C Baldry for non-formal planning item on the Hyde development, raised under AOB.

**4. Planning - the following applications were discussed, as requested by MSDC:**

**APPLICATION FOR PLANNING PERMISSION - DC/26/00247**

**Proposal:** Application under Section 73 of The Town and Country Planning Act for DC/25/02580 (5no dwellings) for the variation or removal of Condition 2 (Approved plans and documents) for the erection of rear extension on Plot A.

**Location:** Building Yard Fourwinds Farm Badingham Road Laxfield Woodbridge.

**Number of supporting documents:** 5 *Application received:* 23 January 2026.

*Parish Council comments:* No objections

**APPLICATION FOR PLANNING PERMISSION - DC/26/00282**

**Proposal:** Notification of Works to Trees in a Conservation Area - T1- Dead Sycamore-Acer pseudoplatanus- Remove to a 2-3m habitat pole to match adjacent monolith. Tree has sooty bark disease and is dead with basal rot. hangers are present in tree. T2- Crab Apple- Malus sylvestris- Reduce away from house by approximately 2m to create 3m of clearance. T3-Yew-Taxus baccata- Reduce over extended branches away from the corner of the house by approximately 2m. T4- Yew- Taxus baccata- Reduce extended branches away from house by approximately 2m and crown raise drooping branches over driveway by approximately 2m

**Location:** 2 Pump Lane Laxfield Woodbridge Suffolk IP13 8FA.

**Number of supporting documents:** 9 *Application received:* 26 January 2026.

*Parish Council comments:* No objections, after advice from Laxfield Tree Warden

## **APPLICATION FOR PLANNING PERMISSION - DC/26/00323**

**Proposal:** Notification of works to trees in a Conservation Area - T1- Conifer- Remove to ground level due to the tree getting too big for the space. T2- Apple- Hard prune by 1-1.5m to encourage new healthy growth.

**Location:** 3 Church Walk Laxfield Woodbridge Suffolk IP13 8DL.

**Number of supporting documents:** 4 *Application received:* 29 January 2026.

*Parish Council comments:* No objections, after advice from Laxfield Tree Warden

### **5. The following points were discussed without any need for approval:**

- **Bickers Hill development proposal:** The developer has provided new information for the development, regarding highway visibility splays and drainage information.

Having reviewed previous information and site plans over the previous meeting, the planning committee do not feel they can support the proposed development based on the following points:

- They still have major concerns about the practicalities and safety of vehicle and pedestrian access to and from the site, given the ongoing issues we already have on Bickers Hill. Specifically, the lack of safe foot access from the proposed development to the village, and the increased vehicular traffic onto an extremely narrow and wholly unsuitable country lane.
- There are very serious concerns about sewage capacity in the village, given the numerous prolonged CSO events at the Anglian Water site on the River Blyth in the village.
- Drainage is a particular concern, given its proximity to a high-risk flood area at the bottom of Bickers Hill, and that surface water from the site will enter the river upstream of the bridge, at the site of previous major flooding events.
- This is not a suitable site for further housing development in Laxfield. It would connect Banyards Green to the village and the area would eventually be lost as an historic hamlet. This is an integral part of the adopted Laxfield Neighbourhood plan, ensuring a distinct green belt exists between the existing housing down Bickers Hill and the hamlet of Banyards Green.

The committee acknowledges that the developer may move to the formal planning application stage, and they remain open to further engagement with the developer, if this was required.

- **The Hyde development on Gorams Mill Lane:** A local resident has advised that the developer is publicly indicating the position of a pond on the site. The resident has asked if this conforms with the planning application and the provision of a pond to the northwest of the site. The Clerk is to clarify with MSDC planning department if this is the wildlife pond or an extra and the impact with regard to the flooding risk.

Meeting closed at 6:50 pm.

**Peter Lowe (Parish Clerk), 21 Talbot Road, Laxfield, Woodbridge, Suffolk, IP13 8FP**  
Tel: 07711 822503 Email: [parishclerk@laxfield-pc.gov.uk](mailto:parishclerk@laxfield-pc.gov.uk) Visit our website: [www.laxfield-pc.gov.uk](http://www.laxfield-pc.gov.uk)