

## SOUTHWOLD TOWN COUNCIL

### **Minutes of the Meeting of the Planning and Development Committee held in the Council Chamber at the Town Hall, Southwold, at 7pm on Tuesday 10<sup>th</sup> January 2017**

PRESENT: Councillor I Bradbury  
          "          J Jeans  
          "          D Palmer  
          "          W Windell

Also present: The Town Clerk and 11 members of the public and WDC Planning Officer Hannah Smith as an observer.

### BUSINESS

1. **Apologies:** Apologies for absence were received from Cllr Temple, Cllr Tucker and the High Steward.
2. **Declarations of interest:**
  - a) *To receive any declarations of Personal Interest regarding the agenda.*  
There were no declarations of Personal Interest.
  - b) *To receive any declarations of Pecuniary Interest regarding the agenda.*  
There were no declarations of Pecuniary Interest.
  - c) *To receive any request for dispensations regarding the agenda.*  
There were no requests for dispensation.
  - d) *To receive details of any lobbying to members.*  
Nil.
3. **Standing Orders:** *to suspend standing orders for consideration of the following:*
  - a) *To receive comments from Southwold electors on matters on the agenda (each elector will be allowed a maximum of 3 minutes).*  
Mr Flunder asked to speak re The Old Chapel, Mill Lane. He advised the Committee that this was subject to an original application which had been amended and refused. The new application is based on the original drawings. Mr Flunder felt that the drawings contained within the Design & Access Statement lacked dimensions and that the present design is not accurately drawn. The resident advised the Committee that he felt that the new application detracts from being a listed building and is not in accordance with the design guide. Mention was also made that there was the concern for pedestrians along Mill Lane, as there are no pavements. Mr Hemming of Mill Lane commented that Southwold is suffering from overdevelopment and felt that this application was being submitted to produce a commercial venture and not a residential or domestic one. Mr Gilbert asked whether this property was considered "a building at risk" as per the definition under the new Local Plan.  
  
*Meeting reopened*
4. **Minutes of meeting of 6<sup>th</sup> December 2016:** The Minutes of the Planning and Development Cttee meeting held on Tuesday 6<sup>th</sup> December 2016 were approved and signed.

5. **Planning Matters:**

(a) To determine the Town Council response to the following applications:

- (i) *DC/16/5154/DRC -Details as required by conditions 3, 4, 5, 7, 9, 14 & 15 of planning consent DC/16/1581/RG3 – Construction of 10 houses and 10 flats (Affordable Housing) with associated external works, including demolition of existing buildings – contamination assessment, landscaping scheme, details of materials, discharge of surface water and car parking layout, Unit 20 Southwold Business Centre, St Edmunds Road, for Orwell Housing Association.*

The Planning Committee considered each of the discharge requests separately. The Planning Committee would wish that the arrangements for the removal of engine oil be considered for the car park area. With regards to materials the Planning Committee would prefer 'Rivendale' slates.

Re Condition 9 – the Planning Committee would wish to see in daylight a sample of the materials being suggested – as the colours will vary from the photographs enclosed.

The Planning Committee agreed with the Environmental Health Officers comments about contamination at the site and agree that Conditions 3/4/5 cannot be discharged at present.

- (ii) *DC/16/5279/FUL – Proposed roof light, 4 North Parade, for Mr R Rowe.*

The Planning Committee considered the application in depth.

The Planning Committee was minded to recommend approval of the application as there is one skylight already present and this would even up the frontage of the roof. However, the Committee would wish it noted that this should not be regarded as a precedent for allowing such skylights on the front of properties in this area. The Committee asked for assurance that the materials used will match the roof light already present.

- (iii) *DC/16/5181/FUL & DC/16/5182/LBC – Reinstatement of chimney stack to rear extension to match original form, 7 and 8 East Cliff, for Mr J Dalston.*

The Planning Committee have no adverse comments on this application.

- (iv) *DC/16/5203/FUL – Demolition of existing detached single storey, two bedroom dwelling and the construction of a new replacement one and half storey, two bedroom dwelling and associated amenity space and an off-street car parking space, The Shed, 45 Ferry Road, for Mrs A Shanley.*

Discussion took place regarding this application. The Planning Committee suggested that it did not fit with the street scene or look appropriate in Ferry Road as it is not sympathetic to the character of the area. The balustrade does not fit the street scene. There is an impact on the adjacent property and the Planning Committee would therefore recommend that this application be refused in view of its present design.

- (v) *DC/16/5268/FUL – Construction of single and two storey side addition replacing existing side addition, internal alterations, The Old Chapel, 5 Mill Lane, for Mr R Taylor.*

Discussion took place as to why the original application has been re-presented. This building is of great significance and it is considered that the application harms the

building and that no public benefit is provided. Harm is also created by the proposed windows and roof.

The design is not sympathetic to the street scene nor to the surrounding area. The street is within a Conservation Area. The parking solution is inadequate. This is considered to be overdevelopment of an asset with heritage value. The Town is accessed via Mill Lane by many pedestrians and this application would create inherent safety issues. The Committee would endorse the comments of the Suffolk Preservation Society. The Council would recommend that WDC look to refuse this application.

(vi) *DC/16/5314/FUL & dc/16/5315/LBC – Listed Building Consent – Demolition of existing Conservatory, erection of a single storey rear extension and minor internal alterations, May Place Cottage, 7A Queen Street, for Mr & Mrs P Sweeting.*

The Planning Committee considered the application in detail and would suggest that the proportions of the existing conservatory should be retained to ensure that the symmetry of the existing building is also retained. Design to be amended accordingly. It was felt that the Conservation Officer should also be asked to consider the application.

(vii) *DC/16/5407/FUL – Roof conversion, provision of new dormers and front gable, Tamarisk, Constitution Hill, for Dr M Rustin.*

The Planning Committee have considered this application in detail having felt that the drawings provided insufficient information to easily assess the application.

It is the considered view that this property should be classed as a ‘non-designated heritage asset’ which is of architectural value.

There are concerns in relation to the Design – the extension is unbalanced, the gable end too large, and the extension as overdevelopment. The amenities of the property at the rear will be affected.

The housing is being expanded with no inherent increase in parking capacity.

There will be a major impact on the listed buildings on either side of this property, which are within a conservation area – and it is felt that the conservation area will be adversely affected.

We would suggest that the Conservation Area Officer is asked to comment upon the application as well as the Suffolk Preservation Society.

In view of the concerns above the Southwold Planning Committee would recommend that WDC look to refuse this application.

(viii) *DC/16/5451/TCA – Rear garden boundary between 6 North Green and Southwold Business Centre, 8 x Leylandii trees, overgrown hedge – fell to ground level. Applicant plans to plant appropriate small garden trees in their place, 6 North Green, for Mrs L Cross.*

Noted.

(b) To receive decisions from WDC on previous planning applications:

DC/16/4166/FUL & DC/16/4167/LBC – Sutherland House

Approved

DC/16/3381/FUL – Swan Hotel, Market Place

Approved

DC/16/4498/FUL – Gun Hill House, Gun Hill	Approved
DC/16/3272/FUL & DC/16/3273/LBC – The Old Chapel, Mill Lane	Refused
DC/16/4657/FUL & DC/16/4658/LBC – Cliff House, 2 East Cliff	Approved
DC/16/3711/FUL – Hut E29 Blackshore	Approved
DC/16/4423/FUL – 24 High Street	Approved
DC/16/4849/TCA – Bay View, 14 East Cliff	No objection
DC/16/4151/VOC – Old Gas Works Site, Blyth Road	Approved
DC/16/4753/FUL – 3 White Point, Eversley Road	Refused

*(c) Any other planning matters*

Local Listing – other properties – to be put on a future agenda.  
WDC Planning Cttee agenda items – there were no applications for Southwold.  
Any other planning correspondence – it was noted that WDC has written to Mr Hedges regarding the Adnams application for Victoria Street.

6. **Urgent Business:** *to act upon any matter of a planning urgency, within the meaning of the Standing Orders, which may be brought to the attention of the Committee with the consent of the Chairman previously obtained.*

There was no urgent business.

7. **Date of next Planning and Development Committee Meeting:**  
Tuesday 24<sup>th</sup> January 2017 at 7pm at the Town Hall.

There being no further business the meeting closed at 9.15pm.

Chair .....

Date .....