

SOUTHWOLD TOWN COUNCIL

Minutes of the Meeting of the Planning and Development Committee held in the Committee Room at the Town Hall, Southwold, at 7pm on Tuesday 10th November 2015

PRESENT: Councillor I R Bradbury
 " J Jeans
 R Temple
 " J A Windell

Also present: The Town Clerk and the High Steward.

BUSINESS

1. **Apologies:** Apologies were received from Cllr Tucker and Cllr Palmer.
2. **Declarations of interest:**
 - a) *To receive any personal declarations of interest regarding the agenda.*
Nil.
 - b) *To receive any pecuniary declarations of interest regarding the agenda.*
Nil.
 - c) *To receive any request for dispensations regarding the agenda.*
Not applicable.
 - d) *To note any lobbying – Nil.*
3. **Minutes:** The Minutes of the Meeting held on Tuesday 27th October 2015 were confirmed and signed.
4. **Standing Orders:** *It was RESOLVED by all to suspend the meeting to allow public participation.*

There were no members of the public present.

The meeting reopened.

5. **Planning:**
 - (a) *To determine the Town Council response to the following applications:*
 - (i) *DC/125/4215/FUL – Replacement of windows, two storey rear extension and roof conversion including dormer window, 4 High Street for Mr M Fielding.*
Full discussion took place regarding this application. The property is listed as a building of local historic interest. It was felt that although the design at the front was well considered, the extension required at the back was too large. **After full discussion it was therefore RESOLVED to refuse the application with the following comments:**

Heritage Asset

(a) The D & A Statement does not elaborate the reasons for the local listing and the development at the rear is contrary to the WDC Built Heritage & Design SPD asset guidelines.

(b) The Heritage Asset Statement is insufficient for the application to be appropriately considered.

(c) The alterations are contrary to the WDC guidance within the Built Heritage & Design SPD Section 4.19.

Design

(a) Overdevelopment.

(b) The dormer is the addition of another bedroom in all but name, and is not sympathetic to the original building.

(c) The sliding glass doors are not sympathetic to this historic building.

(ii) DC/15/4207/COU – Change of Use of flat from Yoga Studio to residential, Upper Ground Floor, Farleigh House, 39 High Street, for Mrs A Wolfenden.

After full discussion it was **RESOLVED** to approve this application with the comment that the Town Council had approved the previous application DC/15/2071/COU in view of the fact that the size and location of this business, situated on the first floor, does not make it an attractive space for a business to operate from.

(iii) DC/15/4231/FUL – Replacement door, 7 North Parade, for Mr R Pryor.

It was **RESOLVED** to approve the application.

(iv) DC/15/4113/FUL & DC/15/4051/LBC – Listed Building Consent, Replacement of front bay and first floor side windows, 18 Queen Street, for Mr B Patel.

It was **RESOLVED** to approve the application.

(v) DC/15/4366/LBC – Listed Building Consent (retrospective) – Internal alterations and roof light to rear roof, 7 East Street, for Mrs M Wilmshurst.

It was **RESOLVED** to approve the application.

(vi) DC/15/4347/FUL – Replacement bungalow with first floor accommodation. Creation of an additional access to the highway and replace a boundary fence with a 2.0m timber fence with concrete posts, including demolition of existing two storey house and garage, 37 Pier Avenue, for Mrs A Hyatt-King.

Full discussion took place regarding this application. The Committee were concerned about setting a precedent, but were of the view that a rebuild could provide a higher quality design than that is already present. After full discussion it was **RESOLVED** to approve the shape, form and scale of the application but to comment that the design of the windows are out of character with the surrounding street scene and the Town Council would ask that the design of these be reconsidered.

(vii) DC/15/4369/TCA – Rear garden – 1 x small holly – fell to ground level as growing into base of boundary wall, 1 x crab apple – fell as outgrown small courtyard garden, 8 North Parade, for Mrs J Rumsey.

Noted.

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

DC/15/2954/FUL – 19A Stradbroke Road	Approved
DC/15/3934/TCA – Flat A, Wantage House, The Common	Approved
DC/15/3932/TCA – 14 Cumberland Road	Approved
DC/15/3216/FUL – 57 North Road	Approved
DC/15/3182/FUL – Forest Cottage, Blackmill Road	Refused
DC/15/3244/FUL – Wards, 31 High Street	Refused

(c) Any other Planning Matters including:

To receive the WDC Pre Application Planning Advice relating to the construction of 9 houses at the former filling station, Might's Road, Southwold. Noted.

To receive the WDC Pre Application Planning Advice relating to the construction of 4 houses on land at the junction of North Road and Might's Road, Southwold. Noted.

Buildings of Local Historic Interest – update on research. Cllr Windell provided information regarding 50 Pier Avenue. The information available would seem to fit the criteria for the property to be locally listed in view of its historic connections. A draft of the information available to date, will be forwarded to WDC Ruth Summers and her advice sought as to what further information would be required to enable her to approve the application for a local listing. Cllr Jeans offered to contact the 20th Century Society to see whether they had any information, and a copy of the report will be sent to the “Forces Help Society and Lord Roberts Workshops” to see if they have any further information, in view of the historic connection with this property.

Leisure & Environment Working Group to be asked to consider a Heritage plaque for this asset.

The Committee suggested that once the application for 50 Pier Avenue had been submitted, other research should be undertaken on both Thatchways and Craven Cottage.

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.

Cllr Jeans provided a copy of the winter 2015 “Suffolk View” – the publication of the Suffolk Preservation Society, in which various courses are being advertised. Contact to be made with those organising the courses to ascertain cost.

Date of next Planning and Development Committee Meeting:

Tuesday 1st December 2015 at the Town Hall at 7pm.

There being no further business the meeting closed at 8.30pm.

Chair

Date