

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 15th March 2016

PRESENT: Councillor I R Bradbury
 " D Palmer
 " R Temple
 " J A Windell

Also present: The High Steward, 4 members of the public and the Town Clerk.

BUSINESS

1. **Apologies:** Apologies were received from Cllr Tucker and Cllr Jeans.

2. **Declarations of interest:**

a) *To receive any personal declarations of interest regarding the agenda.*

Cllr Temple declared a personal interest in item 4(iv) planning application DC/16/0717/FUL. Cllrs Bradbury, Palmer, Temple and Windell declared a personal interest in item DC/16/0442/FUL.

b) *To receive any pecuniary declarations of interest regarding the agenda.*

Cllr Temple declared a pecuniary interest in item DC/16/0755/FUL

c) *To receive any request for dispensations regarding the agenda.*

Not applicable.

d) *To note any lobbying*

Nil.

3. **Standing Orders:** *It was RESOLVED by all to suspend the meeting to allow public participation.*

Mr Hunt, the Chair of the Alfred Corry Museum, spoke about the pre planning application relating to the Alfred Corry Museum. Mr Hunt advised the Planning Committee that it is difficult to have the front doors of the Museum open in bad weather and that the new plans include smaller doors at the front as well as doors at the side. The front of the premises will be brought forward so that the boat can be moved forward to create space at the back for school visits. Mr Hunt advised that they are allowed to use 6ft all around the building as being within their boundary and this planning application will see the front extending by a further 7ft. Formal pre planning advice has been sought from WDC.

Mr Hewitt spoke with relation to planning application DC/16/0442/FUL on behalf of the Southwold Railway Trust.

There were no queries from any members of the Committee.

The meeting reopened.

4. **Planning:**

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

(i) *DC/16/0535/LBC – Listed Building Consent – Internal alterations to provide a ground floor shower involving modifications to a modern partition, Park View, Gardner Road, for Mr I Lindsay Smith.*

It was agreed to advise WDC that the Town Council has no adverse comments on this application.

- (ii) *DC/16/0619/FUL – Construction of a first floor extension, Flat 1 Mackenzie Mews, 58 High Street, for Mrs S Foley.*

It was agreed to advise WDC that the Planning Cttee would object to the proposal as it stands on the grounds of overdevelopment. However the owner has indicated verbally to Cttee members that they would be prepared to scale back the application and the Town Council would then reconsider their response, as there is no objection in principle to an alternative application on a smaller scale.

- (iii) *DC/16/0442/FUL – Re-use of a previously developed site to include an engine shed/visitor centre, platform and section of track around proposed nature reserve area and associated car parking, Old Gas Works Site, Blyth Road, for Mr J Hewett.* Considerable discussion took place. Members felt that the application had merit but that there were various areas of concern including:

- Vehicle use along a P3 public footpath (i.e. Blyth Road). As far as the Planning Cttee is aware, no vehicular access rights exist.
- Volume of traffic that would need access along Blyth Road.
- Provision for parking on site would need to be appropriate, and the provision of sufficient disabled parking spaces.
- Reassurance required over biodiversity.
- Actual flood risk of this site to be ascertained.
- Spillage of chemicals into the marshes whilst the clearance of the site is taking place.
- Quality of the plans is not sufficient to be able to ascertain the actual proportionate sizing in relation to the site.
- Development is outside Town Boundary on a brownfield site close to an AONB – hence the aesthetic appearance would be of concern.

It is understood that SCC footpaths are a consultee for this planning application, but that the Common Trust have not been notified. The Town Clerk was asked to contact the Trustees of the Common Trust to ask them to consider the application

These comments to be forwarded to WDC. .

Cllr Temple did not participate in the following discussions.

- (iv) *DC/16/0755/FUL – Insertion of larger casement window and velux in lower roof slope on principal elevation, 3 Ogilvie House, York Road, for ABD Fox Settlement.*

It was agreed to advise WDC that the Planning Committee has no adverse comments on this application.

Cllr Temple returned to the discussions.

- (v) *DC/16/0720/FUL - Replacement of existing front door and windows at 26 East Street, Southwold for Mrs Claire Nobbs*

It was agreed to advise WDC that the Planning Committee has no adverse comments on this application.

- (vi) *DC/16/0813/FUL – construction of a two storey side and single storey rear extension to create additional retail unit with ancillary office and storage at 37 High Street for Dr Jane E Miller.*

Discussion took place regarding the various aspects that are being requested within this planning application and it was agreed to advise WDC of the following:

- The quality of the drawings is inadequate for the number of requests being made within the one application and this does not aid clarity to the requests.
- The Planning Committee has no adverse comments in relation to the request for a modification to the staircase inside the shop.
- The Planning Committee would not object to the request for the garage to become a 2 storey building but would require this to be for retail/office use only and for there to be no permission for this to incorporate any residential areas.
- The Planning Committee were unanimous that the request for an extra section to be built within the forecourt area should be refused, as providing a polygonal window with a conical roof is out of keeping with the street scene and does not enhance or improve the conservation area, or fit with the character assessment of surrounding buildings.
- There are doubts that the enlarged footprint would still provide enough area to provide the businesses being described in the application i.e. café, retail, office.
- The loss of a parking space should also be considered.

- (vii) *DC/16/0717/FUL – erection of summerhouse at Hawthorn Cottage, 18A Marlborough Road, for Mr C Duncan Taylor.*

It was agreed to advise WDC that the Planning Committee has no adverse comments on this application.

- (viii) *DC/16/0963/LBC and Dc/16/092/FUL- Reinstatement of first floor creating new residential unit at 84 High Street for Julie Church.*

Discussion took place regarding this application. The Planning Committee had also received the approval notice from WDC in relation to DC/15/4589/FUL which had allayed all previous concerns of the Town Council in relation to that application. This new application seeks to ask WDC to reconsider their refusal for the first floor residential unit. The Planning Committee were unanimous in agreeing that WDC should be asked not to alter their comments in this respect. These comments have been highlighted on the attached for WDC consideration of this application.

- (ix) *DC/16/0970/COU – Change of use from yoga studio to shops at Farleigh House, 39 High Street for Mrs J Adams*

It was agreed to advise WDC that the Planning Committee has no adverse comments on this application.

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

DC/15/4590/LBC – 84 High Street	Approved
DC/15/4589/FUL – 84 High Street	Approved

c) Any other Planning Matters including:

Alfred Corry Museum –proposals. See Mr Hunt's comments above.

DCLG Consultation – Rural Planning Review – consultation ends 21.04.16.

It was agreed for the Town Clerk respond to this application on behalf of the Planning Committee.

DCLG Consultation – Technical consultation on implementation of planning changes – consultation ends 15th April 2016. It was agreed that the Town Clerk would

summarise the implications of this document for both the Planning Committee and the Neighbourhood Plan Team. These to be for discussion by each, at their next respective meeting.

Buildings of Local Historic Interest – Cllr Windell provided up-dated information regarding 50 Pier Avenue and advised that the proposal would be formally typed, shortly.

It was agreed that Cllr Windell and the Town Clerk should submit an application for 50 Pier Avenue to become a building of local historic interest, with the information that is available to date.

5. 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.

Nil

Date of next Planning and Development Committee Meeting:

Tuesday 5th April 2016 at the Town Hall at 7pm.

There being no further business the meeting closed at 8.40pm.

Chair

Date