

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 16 February 2016

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

Also present: The High Steward.

BUSINESS

1. **Apologies:** Apologies were received from Cllr Tucker and the Town Clerk.

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

Mr J Chadd (GB Chadd [Holdings] Limited), spoke with regard to DC/16/0305/FUL proposals for 31 High Street, Southwold. He outlined differences from the previously presented schemes and paid particular attention to the increased car parking provision and a further residential unit.

The Chairman thanked Mr Chadd for his attendance and invited him to stay for the remainder of the meeting should he so choose. In the event, Mr Chadd left the meeting.

The meeting reopened.

4. **Planning:**

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

- (i) *DC/15/5102/FUL – Construction of a two storey dwelling, Caraway Cottage, 4 High Street for Mr M Fielding.*

It was recommended by a majority to advise WDC that:

‘It was felt that the proposal would have an adverse impact on the amenity of a neighbour and that vehicular access and a lack of parking were material considerations. Members felt that the proposal represented an over-development bearing in mind the density of the site and that infill would best describe the application’.

- (ii) *DC/16/0323/DC/15/4207/VOC – Variation of Condition no.2 of DC/14/1628/FUL - Construction of a new 2 storey house and studio to replace existing, including*

demolition of remains of existing house (fire damaged) - Alterations to balcony, 51 Ferry Road, for Ms E Whalley.

The Committee noted the contents of this application.

- (iii) *DC/16/0305/FUL – Refurbishment, internal alterations and extension to Victorian retail unit, demolition of modern retail/storage extension. Creation of 1 additional retail unit and basement formation of basement storage to retail unit 1. Refurbishment of 1 first floor flat. Construction of 4 1/2 bedroom ground/first floor flats with roof terraces. 2 associated car spaces, Wards, 31 High Street, for G B Chadd (Holdings) Ltd.*

Considerable discussion ensued. Members were unanimous that:

- the inclusion of a fifth residential flat would exacerbate the already critical lack of parking availability in the vicinity; four not five units would be preferable;
- on the subject of parking, a question was raised over the possible loss of one on road parking space as a result of using measures to deflect traffic around one point of egress;
- the front and NE elevations, proposed, were considered appropriate in both design and general layout and the proposals were in keeping with the character area (now designated within an emerging Neighbourhood Plan proposals as Character Area 6);
- the SW elevation caused some concern, not least because of the use of cladding, rendering and zinc. Further, that there is an inconsistency over the design of the doors. It was considered that red brick, throughout, would be more in- keeping with the character area;

These comments to be forwarded to WDC.

- (iv) *DC/16/0429/FUL – Provision of sheltered seating area, The Harbour Kiosk, Ferry Road, for Mrs V Gladwell.*

It was agreed to advise WDC that the proposals were sympathetic to, and in keeping with, the character of this harbour site.

- (v) *DC/16/0433/FUL & DC/16/0434/LBC – Construction of a two storey extension to west elevation with alterations to entrance and internal alterations, 2 Centre Cliff, South Green, for Mr A Littlejohn and Mrs C Brown.*

It was agreed to advise WDC that the Committee was appreciative of this proposal, remarking that the application was sympathetic to the character area and in keeping with its surroundings

- (vi) *DC/16/0160/FUL – Replace patio slabs to front of the property, rebuild boundary wall (adjacent pavement), add a pedestrian access gate at each end of wall (currently just gaps) 19 A North Parade, for Mr & Mrs Johnson*

It was agreed to advise WDC that there was full endorsement for the wall and its allied pedestrian access and gates. The Committee expressed a majority view [4 - 1] in respect of the patio, itself namely that the use of a non-permeable slab was, disappointing, but the main concern was with regard to the colour of materials being proposed - black limestone. This is considered out of keeping with the Conservation Area; failing to enhance the scene.

(vii) *DC/16/0484/ADN – Non - Illuminated Advertisement Consent - Installation of 2 fascia signs and 2 projecting/hanging signs, Main Office/Engineers’ Workshop, Adnams & Co East Green, for Adnams Plc.*

It was agreed to advise WDC that the Committee expressed a preference for Option 2, as its considered discussion, in addition to welcoming proposals for the Engineers’ Workshop.

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

DC/15/4577/FUL – 8 North Parade	Approved
DC/15/4113/FUL & DC/15/4051/LBC – 18 Queen Street	Approved
DC/15/4366/LBC – 7 East Street	Approved
DC/15/4215/FUL – 4 High Street	Approved
DC/15/4207/COU- Upper Ground Floor, Farleigh House, 39 High Street	Refused
DC/15/4518/VOC – 14 Marlborough Road	Approved
DC/15/4491/FUL – Fisherman’s Hut E31, Blackshore	Approved
DC/15/4729/FUL – Millway Cottage, Mill Lane	Approved
DC/15/4807/FUL – 5 St James Green	Approved
DC/15/4890/FUL – Weathervane, 29 Ferry Road	Approved
DC/15/4347/FUL – 37 Pier Avenue	Approved
DC/15/4842/FUL & DC/15/4843/LBC – Cliff House, 2 East Cliff	Approved

(c) Any other Planning Matters: APP/T3535/W/15/3017882 - 1 & 3 Lighthouse Cottages North & South, Stradbroke Road Southwold IP18 6LW.

It was noted that this appeal had been upheld.

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.

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 1st March 2016 at the Town Hall at 7pm.

There being no further business the meeting closed at 8.23pm.

Chair

Date