

## 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 18<sup>th</sup> April 2017**

PRESENT: Councillor I Bradbury  
“ D Palmer  
“ J Jeans  
“ M C Tucker  
“ W Windell

Also present: The Town Clerk and the High Steward.

### BUSINESS

1. **Apologies:** There were no apologies for absence.
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).*  
There were no members of the public present.

*Meeting reopened*

4. **Minutes** - To receive and approve the minutes of the meeting of 4<sup>th</sup> April 2017.  
**It was RESOLVED by all to approve the minutes of 4<sup>th</sup> April 2017.**
5. **Planning Matters:**
  - (a) **To determine the Town Council response to the following applications:**
    - (i) DC/17/1436/ADI – *Illuminated advertisement consent – Adnams Southwold logo –internal hanging sign with illumination at Swan Hotel, Market Place for Adnams PLC.*  
**It was RESOLVED by a majority (1 abstain) to advise WDC that the Planning Committee had no adverse comments to make about this application.**
    - (ii) DC/17/1307/FUL – *Demolition of single storey back addition and rebuilding of same to form extended kitchen and new bathroom together with a new ensuite shower room on first floor at 20 St James Green for Mrs J Atkinson*  
Comments on this application included the following concerns;  
This is a non-designated heritage asset in a Conservation Area and that the application as proposed would ruin an historic property,

It was felt that the application is out of keeping with the extensions on the back of similar properties in the area and that any development should be no higher than that already exists,

There will be loss of light for neighbours and the creation of a second bathroom for a property for which is used as a holiday let, would not provide any public benefit,

It is felt that the application is contrary to Section 4.19 of the Waveney Built Heritage and Design Guidelines,

The proposals are overdevelopment.

**In view of the comments above it was RESOLVED by a majority (4 in favour, 1 against) to advise WDC of the concerns, and to request that they refuse the application.**

- (iii) *DC/17/1226/FUL – Raised decking and new French doors to the rear, new windows and doors, new rendering to existing brickwork and replacement glass balustrade to front first floor balcony at 84 Pier Ave for Mr A Huckstep.*

The Planning Committee were advised that the application for Pier Avenue is in an area where the Neighbourhood Plan Character Area Assessment is flagging up a number of properties for local listing. Members on the Neighbourhood Plan Working Group advised that the proposed application would erode the character of the area as well as the building itself and that the application is proposing to use materials which are not apparent in other properties within the area. Concerns were specifically expressed that the cladding in timber, and the rendering of the brick face was not in keeping with the character of the area of Pier Avenue, whilst the new windows should respect the character of the area. A copy of the Character Area Assessment for Pier Avenue will be forwarded to the Planning Officer in connection with this application.

**In view of the above, it was RESOLVED to advise WDC of the concerns about the unacceptable design and to recommend that WDC consider refusing the application on these grounds.**

- (iv) *DC/17/1324/ FUL – Replacement windows with same colour and form UPVC at 17 St Edmunds Road for Mr A Dyson*

The Planning Committee were concerned that Upvc windows had previously been allowed on this property. The cttee wishes to reduce the erosion of the property in this respect by restoring the windows of the property to the original materials i.e. timber windows. **In view of these comments it was RESOLVED by all to ask WDC to consider refusing the application for Upvc windows and to ask that timber be installed.**

- (v) *DC/17/1279/LBC – Listed Building Consent – replacing 6 windows on the south elevation and the top window on the east elevation with white timber frames exactly similar to the existing but with double glazed units at Stablings Gun Hill for Mr T Lount.*

The Planning Committee applauded the design of this application and had no adverse comments. WDC to be advised.

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

The WDC decisions were received and noted.

(c) Any other planning matters

*Local Listing* – properties to be considered for listing – see also Character assessments. This was noted. A member of the Neighbourhood Plan Working Group suggested that maybe Pier Avenue could be made into a Conservation Area in view of the characteristics that were emerging from the Character Area Assessment. It was acknowledged that WDC would not have the resources to consider this at the present time and it was suggested that the Town Clerk contact the 20<sup>th</sup> Century Society to see if they would be willing to undertake the work and what the cost would be.

*WDC Planning Cttee agenda items* – matters from the WDC Committee. WDC Planning Committee are meeting tonight and there are 2 applications for Southwold on their Agenda both of which the officer is recommending approval for. These relate to works at the rear of the Gun Hill Kiosk, and works at Alfred Corry Museum.

*Any other planning correspondence to consider including; Town and Country Planning Act 1990 – Appeal under Section 28 by Mr Robert Taylor regarding The Old Chapel, 5 Mill Lane, Southwold.* The Planning Committee considered the appeal documentation and suggested that a letter be sent to the Planning Inspectorate advising that the Town Council recommend that this application be refused and in particular support the WDC Officer’s reasons for the refusal of the planning application as well as those comments made by the Suffolk Preservation Society.

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.*

12 Stradbroke Road was noted as having plastic windows – members advised that these had been there for a long time.

Police & Fire Station Site – request was made to see whether the trees or hedge at the site could be protected with a Tree Preservation Order. Fiona McKeown has advised that it is not possible to TPO hedges although the Planning Officer would encourage the beech hedge to be retained by any potential developer. Fiona McKeown advises that the horse chestnut at the rear of the site is only about 35 years old and has bleeding canker and that a TPO is therefore not appropriate. Given its size and short lifespan the purple plum in the front is also not something that could have a TPO.

7. **Date of next Planning and Development Committee Meeting:**

Tuesday 9<sup>th</sup> May 2017 at 7pm at the Town Hall.

There being no further business the meeting closed at 8.15pm.

Chair .....

Date .....