

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 19th July 2016

PRESENT: Councillor J Jeans
 " R D Temple
 " M Tucker
 " W Windell

Also present: The Town Clerk.

BUSINESS

1. **Apologies:** Apologies were received from Cllrs Bradbury and Palmer.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
Cllr Temple declared a Personal Interest in relation to DC/16/2586/FUL and DC/16/2587/LBC re Swan Hotel.
 - b) *To receive any declarations of Pecuniary Interest regarding the agenda.*
Cllr Temple declared a Pecuniary Interest in relation to DC/16/2105/FUL and DC/16/2459/LBC in relation to Guardianship, North Parade as a Trustee of the Fox Trust.
 - 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 comments from members of the public.

Meeting reopened

4. **Planning Matters:**
 - (a) To determine the Town Council response to the following applications:
 - (i) DC/16/2105/FUL & DC/16/2459/LBC – replace front door, Guardianship, North Parade, for The Fox Trust.

Cllr Temple did not take part in the discussion.

After full discussion the Planning Committee advised that they had no adverse comments to make on the application and would therefore suggest that WDC approve the application.

Cllr Temple returned to discussions.

- (ii) *DC/16/2475/LBC – Listed Building Consent – Construction of single storey rear extensions and first floor rear extension and remodelling of internals (amended design to previous approval DC/14/2976/LBC), 6 Ferry Road, for Mr J Scott.*

The Planning Committee expressed their disappointment that these works have already been carried out prior to the application.

- (iii) *DC/16/2492/FUL – Construction of a first floor front extension, Mews Cottage, 58 High Street, for Miss S A Foley.*

Full discussion took place regarding this application. It was felt that the application was overdevelopment, would cause loss of light, and that the design was not acceptable and did not enhance the Conservation Area. It was the decision of the Planning Committee to suggest to WDC that they refuse the application on these grounds.

- (iv) *DC/16/2586/FUL & DC/16/2587/LBC – Refurbishment of hotel with alterations to the layout including creation of new bedroom suites, new bar extension, private dining rooms, conversion of Cygnet building into visitor centre and conversion of back of house area into new retail unit, Swan Hotel, Market Place, for Adnams Plc.*

The Planning Committee considered the application in three parts;

1. Conversion of Cygnet building and conversion of back of house area – the Planning Committee were pleased with the quality of the design and would recommend that WDC approve this part of the application.
2. Internal works –the Planning Committee would wish to recommend that WDC approve the internal works. It is assumed that the Conservation officer will approve each part of the internal works related to listed parts of the building, as appropriate.
3. Alteration to front of building and proposed new entrance – the Planning Committee noted that the existing frontage is a significant element of the listed building and the bay window is a defining feature. The Planning Committee agreed that the requested alteration to the existing bay window would harm this significant feature and would provide no public benefit. The Planning Committee recommend that this part of the application be refused by WDC on these grounds.
4. *DC/16/2465/FUL & DC/16/2466/LBC -Provision of new cobble wall to front of boundary, rear of Sutherland House, Victoria Street.*
The Planning Committee had no adverse comments about the application and suggest to WDC that they approve the application.

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

DC/15/4928/FUL – Southwold Service Station	Approved
DC/16/1581/RG3 – Unit 20 Southwold Business Centre	Approved

The decisions were noted.

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.*

Cllr Windell advised that he had attended the WDC Planning Committee meeting of 12th July regarding the agenda item relating to the Duncans Yard site. Cllr Windell reported that WDC had acknowledged the Town Council concerns and had noted these as part of the conditions for approval.

6. **Date of next Planning and Development Committee Meeting:**
Tuesday 2nd August 2016 at 7pm at the Town Hall.

There being no further business the meeting closed at 7.40pm.

Chair

Date