



# SOUTHWOLD TOWN COUNCIL

## **NOTICE**

You are Summoned to the Meeting of Southwold Town Council Planning Committee which is being held on **Tuesday 19 August 2025 at 18:00** at the Town Hall.

Signed

*L. S. Beard*

dated 13 August 2025

## **AGENDA**

### **1 Apologies:**

To receive and approve apologies for absence.

### **2 Declarations of interest:**

- To receive any declarations of Disclosable Pecuniary Interest regarding the agenda.
- To receive any declarations of Other Registerable Interests regarding the agenda.
- To receive any declarations of Non Registerable Interest
- To receive any request for dispensations regarding the agenda.
- To receive details of any lobbying to members.

### **3 To approve the Minutes of the meeting held on Tuesday 8th July 2025.**

### **4 To receive comments from the public on matters on the agenda**

(each will be allowed a maximum of 3 minutes – to a total maximum of 10 minutes).

### **5 Planning Matters:**

- To determine the Town Council response to the following applications: *See below for details of applications*

[DC/25/3037/FUL - Westholme, Godyll Road](#)

[DC/25/2098/FUL - 1 Station Road](#)

[DC/25/3009/FUL - 27 Marlborough Road](#)

#### **Trees**

[DC/25/3057/TCA - The Boathouse, 4 Ferry Road](#)

- ESC decisions – see below

- Applications to ESC Committee. Nil

- Any Planning Inspectorate Appeals Lodged.

*The Coach House, Park Lane - appeal in progress*

- Any licence applications/decisions to consider;

*i) Farmhouse Bakery - 1 table, 2 chairs, 1 stall - in progress*

*ii) Jakery Bakery - 1 table, 2 chairs - permitted*

*iii) Cornish Bakery - 2 tables, 4 chairs - permitted*

*iv) To consider STC policy re minimum width requirements*

f. Any consultations to consider.

Public consultation on community involvement in planning policy -

<https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/planning-policy-consultations/>

g. Other Matters:

**Enforcements**

*Flagpole and sign outside Fish & Chip Shop, 32 High Street - in progress*

*Farmhouse Bakery - being considered*

**6 Date of next Planning and Development Committee Meeting:**

Tuesday 9th September 2025 at 6pm.

**7 Reports Appendix**

8th July 2025 Planning Committee Meeting - Minutes.pdf

ESC Decisions - 19th August 2025.pdf



# SOUTHWOLD TOWN COUNCIL

Minutes of Planning Committee Meeting held on **Tuesday 8<sup>th</sup> July 2025 at 6pm.**

Present; Cllrs; Temple, Flunder, Gladwell, Goldsmith, Hurr, Palmer, Wells. Also, the Town Clerk, 2 representatives from Plaiçe Architects and 2 members of the public.

## **1 - Apologies:**

To receive and approve apologies for absence. Nil.

## **2 - Declarations of interest:**

- a. To receive any declarations of Disclosable Pecuniary Interest regarding the agenda. DC/25/1867/ful. Cllrs Flunder and Gladwell as neighbours.
- b. To receive any declarations of Other Registerable Interests regarding the agenda. All Councillors as Trustees of the Common Trust.
- c. To receive any declarations of Non-Registerable Interest. Nil.
- d. To receive any request for dispensations regarding the agenda. Approval for Cllrs Flunder and Gladwell to speak on DC/25/1867/ful.
- e. To receive details of any lobbying to members. Letter had been sent to all members from applicant of DC/25/1867/ful. Correspondence had also been received from Cllr Redington.

## **3. To approve minutes of meeting of 17<sup>th</sup> June 2025.** Approved by all.

## **4 - To receive comments from the public on matters on the agenda**

*(each will be allowed a maximum of 3 minutes – to a total maximum of 10 minutes).*

A member of the public advised that they were concerned about the proposals and would oppose on the grounds of; design, overdevelopment and out of keeping for the Conservation Area. Brick façade will not be in keeping / character (p7 Heritage Report). Roof ridge is higher than existing. Pool noise will be detrimental. Chimney is out of place. Access and safety – damage will be created on the Common. Safety of the public on the public footpath and track along Strickland Place will be affected. Construction vehicles will have an effect on foundations of other local properties.

Chris Game, Plaiçe Architects spoke on behalf of the application and advised that this will be primary residence. Design has been set as per pre-app information. Information provided by the architect included that the existing property has a bathroom and 2 bedrooms on the first floor. Southwold Conservation Assessment says surrounding properties = original and this application is for an original aesthetic.

Central section = lower than existing.

Swimming pool – will have noise buffeted.

## **5. Planning Matters:** a. To determine the Town Council response to the following applications: *See below for details of applications*

**DC/25/1867/FUL - Woodleys, The Common** – Southwold Neighbourhood Plan Policy 6 = Design and it was noted that this had not been referred to in the application and is the key concern for STC. Councillors expressed disappointment that the Common Trust had not initially been consulted.

Discussion by members included comments below;

Swimming pool is in the wrong place. Design is not in keeping. Should incorporate more stone/brickwork. Access via the Track is not in keeping with the scale of the works required. Gate/wall needs to be increased in width and this will be detrimental.

Design issues – no eaves. More cobbles needed on the proposed design. Design needs to be more reflective of a chalet style.

See Historic England and SCC replies – STC has same concerns.

Too industrial design. Too functional. No character. In the Conservation Area. Surrounded by properties with character. Environmental issues = swimming pool. Digging down to create a floor under the ground will create excavation issues foundation issue for others.

Too functional/industrial looking.

Design is not in keeping with the Neighbourhood Plan. Is not in keeping with the Paddock and will therefore be contrary to Neighbourhood Plan design requirements.

In summary it was agreed that the application has; “not maximised opportunities to improve design” (see Neighbourhood Plan Policy).

- Height needs to be lowered
- Proximity to significant listed buildings is a concern
- Chimney is not in keeping
- Access is a concern
- Damage to the common is a concern
- There would need to be a management plan for access and remediation/reinstatement of the common.

It was agreed by all to recommend that ESC REFUSE THE APPLICATION on the basis of the above.

### **Trees**

DC/25/2566/TCA - Anfield House, 2 Strickland Place. Noted

**b. ESC decisions** – see below SCC/0118/24W - Reydon AD Plant, Adnams Eco Distribution Centre. APPROVED. Noted.

**c. Applications to ESC Committee.** Nil

**d. Any Planning Inspectorate Appeals Lodged.** Nil.

**e. Any licence applications/decisions to consider;**

**Bloom, 25 High Street** – Licence application. Noted. No objections.

**Jakery Bakery, 38 High Street** - *Pavement Licences are now legislated under the Levelling Up & Regeneration Act 2024, should this application be granted the licence will last for 2 years.*

The application does not meet with STC policy.

**f. Any consultations to consider.** Nil

**g. Other Matters:**

**East Suffolk Planning Forum** - *open to Chair/1 other member. Wednesday 23rd July 2025 from 9.30am to 12.30pm at East Suffolk Council Riverside Office.* Noted.

**Southwold Fish & Chip Company signage and flagpole** – This is in a conservation area and there does not appear to have been any planning application. LPA to be advised. And licensing to be contacted regarding the tables and chairs.

**Open Reach Pole** - Park Lane. Members noted the correspondence received on this matter. STC is not a statutory consultee.

Previous Application for carousel on the prom. The applicant had made contact with a member of the cttee and asked that a trampoline be permitted on the prom this year as the carousel would not be ready. No formal planning application has yet been received. STC to ask LPA whether a formal application has been submitted if required.

**6 - Date of next Planning and Development Committee Meeting:** Tuesday 22<sup>nd</sup> July 2025 at 6pm.

Signed ..... Dated .....

# Results for Application Search

Consultation - New pavement licence for Jakery Bakery. This application is for 1 tables and 2 chairs. Size of seating area in front of the premises: 1.9m X 2.1m. Times will be Monday to Sunday 09:30 to 17:00.

38 High Street Southwold Suffolk IP18 6AE

Ref. No: DC/25/2527/CON | Received: Wed 25 Jun 2025 | Validated: Wed 25 Jun 2025 | Status: No Objections

Alterations and extensions to bungalow

37 Field Stile Road Southwold Suffolk IP18 6LX

Ref. No: DC/25/2218/FUL | Received: Thu 05 Jun 2025 | Validated: Thu 05 Jun 2025 | Status: Application Permitted

Listed Building Consent - Internal alterations to increase area of shop, including removal of internal wall and reordering of staff kitchen and WC. No external alterations.

6 Pinkneys Lane Southwold Suffolk IP18 6EW

Ref. No: DC/25/2183/LBC | Received: Tue 03 Jun 2025 | Validated: Tue 03 Jun 2025 | Status: Application Permitted

Widening of existing French doors and replacement of existing balcony to a slightly larger footprint to the second floor rear bedroom

Westbury House 5 South Green Southwold Suffolk IP18 6EU

Ref. No: DC/25/2045/FUL | Received: Thu 22 May 2025 | Validated: Thu 29 May 2025 | Status: Application Permitted

Listed Building Consent - Replacement windows

5 Church Street Southwold Suffolk IP18 6JG

Ref. No: DC/25/1977/LBC | Received: Mon 19 May 2025 | Validated: Mon 19 May 2025 | Status: Application Permitted

Listed Building Consent - Internal and external alterations

32 East Street Southwold Suffolk IP18 6EH

Ref. No: DC/25/1975/LBC | Received: Fri 16 May 2025 | Validated: Thu 29 May 2025 | Status: Application Permitted

External alterations

32 East Street Southwold Suffolk IP18 6EH

Ref. No: DC/25/1974/FUL | Received: Fri 16 May 2025 | Validated: Thu 29 May 2025 | Status: Application Permitted

Non Material Amendment of DC/23/4684/FUL - Replacement of existing conservatory with new single storey extension; repositioning of existing bay window; internal alterations - Removal of masonry pier from front elevation; provision of additional rooflight to kitchen within roof valley and installation of five photovoltaic panels to permitted development right standards

62 Victoria Street Southwold Suffolk IP18 6JQ

Ref. No: DC/25/2699/AME | Received: Tue 08 Jul 2025 | Validated: Tue 08 Jul 2025 | Status: Application Permitted

1no. Lime (marked on submitted plan) - Re-pollard to previous pollard head. Approx. 3m

May Place South Green Southwold Suffolk IP18 6ER

Ref. No: DC/25/2631/TCA | Received: Thu 03 Jul 2025 | Validated: Thu 03 Jul 2025 | Status: No Objections

2no. Sumac (rear garden) - Fell

Anfield House 2 Strickland Place Southwold Suffolk IP18 6HN

Ref. No: DC/25/2566/TCA | Received: Mon 30 Jun 2025 | Validated: Mon 30 Jun 2025 | Status: No Objections

Installation of 1No air conditioning unit

8 East Street Southwold Suffolk IP18 6EH

Ref. No: DC/14/2495/FUL | Received: Fri 01 Aug 2014 | Validated: Tue 05 Aug 2014 | Status: Not Available

Conversion and alterations to storage workshop and Class E building, including the construction of a connecting extension to create a 3-bedroom dwellinghouse.

21 Church Street Southwold Suffolk IP18 6JG

Ref. No: DC/25/1864/FUL | Received: Wed 07 May 2025 | Validated: Wed 07 May 2025 | Status: Application Permitted

Replacing front windows at the front of property (2) with like for like wooden sash type. Ground floor and 1st floor.

38 Victoria Street Southwold Suffolk IP18 6JQ

Ref. No: DC/25/1270/FUL | Received: Mon 24 Mar 2025 | Validated: Fri 30 May 2025 | Status: Application Permitted

Erection of boundary fencing and timber, double swinging gates to the rear

Anfield House 2 Strickland Place Southwold Suffolk IP18 6HN

Ref. No: DC/25/0863/FUL | Received: Mon 03 Mar 2025 | Validated: Thu 13 Mar 2025 | Status: Application Permitted