

## SOUTHWOLD TOWN COUNCIL

### **Minutes of the Meeting of the Planning and Development Committee held in the Committee Room at the Town Hall, Southwold, at 7.00pm on Tuesday 8<sup>th</sup> January 2019**

PRESENT:                   Councillor    W Windell (Chairman)  
                                  “                I Bradbury  
                                  “                S Flunder  
                                  “                J Jeans  
                                  “                M Tucker

Also present: The High Steward, the Town Clerk and 1 member of the public.

### BUSINESS

1. **Apologies:** Apologies for absence were received from Cllr Palmer.
2. **Declarations of interest:**
  - a) *To receive any declarations of Personal Interest regarding the agenda.*  
Cllr Bradbury declared a Personal Interest in respect of DC/18/5010/FUL.
  - b) *To receive any declarations of Pecuniary Interest regarding the agenda.*  
Nil.
  - c) *To receive any request for dispensations regarding the agenda.*  
Nil.
  - d) *To receive details of any lobbying to members.*  
Nil.
3. **Minutes-** *To confirm the minutes of the meeting held on 4<sup>th</sup> December 2018.* **It was RESOLVED by all to approve the Minutes of 4<sup>th</sup> December 2018.**
4. **To receive comments from Southwold electors on matters on the agenda (each elector will be allowed a maximum of 3 minutes).**  
Mr Nottage spoke in respect of planning application DC/18/5010/FUL and advised that a letter of objection has been sent to WDC. Copy of the letter of objection was read to the meeting together with diagrams being shown to members of a mock up of the proposed application and the visual effect that this will have on his property.
5. **Planning Matters:**
  - (a) **To determine the Town Council response to the following applications:**
    - (i) *DC/18/4976/TCA – Re-pollard 1 x small maple close to parking area, 1 White Point, Eversley Road, for Neil Ashwell.*  
Noted.
    - (ii) *DC/18/4996/TCA – Tree located behind 23 Station Road, 1 x Oak – crown reduce and shape up to 30%, remove deadwood, rubbing and crossing branches to suitable growth point. Reason – tree overhanging property, 23 Station Road, for Mr J Perkins.*  
Noted.

- (iii) *DC/18/5010/FUL – Removal of existing shed and construction of new outbuilding, Commoners, Spinners Lane for Mr M Eaton.*

Members noted that this is unlikely to be permitted development as the porch was an extension onto the original building several years ago. Members felt that the scale of the building was too large for the garden. The height of the proposed building is a concern as this will affect the amenity of neighbours. The design is out of keeping on the character of surrounding buildings and is not in keeping with the original art and craft design of this building. It was considered that it would have an overpowering effect on the amenity of neighbouring properties.

In view of the above it was agreed by all to suggest that WDC seek to REFUSE this application.

- (iv) *DC/18/5154/FUL – Roof conversion with front and rear dormers, new rooflights and rear terrace, 43 North Road, for Julie Simmonds.*

The 2 new design elements being added at both the front and the back are not in keeping. The proposed plans do not improve or enhance the area. The screening is considered to add an additional incongruous aspect to the roof. It was considered that the application was wholly incoherent with regards to design and the special aspects. Please also see remarks relating to the original application which still apply as follows:

*The Town farm character area assessment with the draft Neighbourhood Plan refers to this part of North Road stating that it is an area with “modest vernacular buildings with simple and modest design”.*

*The application itself is not sensitive to the location, and the balcony is out of character with the other properties in this area. The application does not create a design/building that is subservient to the original building. Please also see the objection from the neighbour regarding their amenity being affected. The design itself becomes top heavy and again is not in keeping with the character of the existing building or of the surrounding area.*

*Paragraph 130 of the new NPPF states that “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).”*

*The new Local Plan 8.29 design states:*

*“Development proposals will be expected to demonstrate high quality design which reflects local distinctiveness. In so doing proposals should:*

- *Demonstrate a clear understanding of the form and character of the built and natural environment and use this understanding to complement local character and distinctiveness;*

- *Respond to local context and the form of surrounding buildings in relation to:*

*The overall scale and character*

*Layout*

*Site coverage*

*Height and massing of existing buildings*

*The relationship between buildings and spaces and the wider street scene or townscape*

*And by making use of materials and detailing appropriate to the local vernacular.”*

It is therefore considered that this application is contrary to the above and it is suggested that WDC seek to refuse the application on the above mentioned grounds.

- (v) *DC/18/5132/LBC – Replacement garage door, Hill House (formerly 27 South Green), Constitution Hill, for Mr & Mrs Kelly.*

Given the impact of the door on the house overall and on the street scene, it is suggested that the design is too dominant and adversely impacts on the street scene. It was considered that the application is not in keeping with the original Georgian façade of the house. The Committee would ask that the design be reconsidered.

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

DC/18/4529/TCA – 34 High Street

DC/18/4350/FUL – 43 North Road

DC/18/4500/FUL – 48B Stradbroke Road

DC/18/4504/FUL – 14 Cumberland Road

DC/18/4484/FUL – 6 East Green

DC/18/4953/LBC & DC/18/4594/ADN – Kings Head Public House, 25 High Street

DC/18/4642/FUL – 25 Station Road

DC/18/4911/FUL – 38 Fieldstile Road

Noted.

- (c) Any other planning matters

- *To consider WDC Planning Cttee agenda items of relevance to Southwold – the application for the car park at the Millennium Foundation will be considered at the January WDC Committee Meeting. Within its response, the Town Council had requested that electric charging points be considered for this car park as this would assist the “green environmental aspects of the overall project”. The Planning Officer has not referred to electric charging points in her report to the Committee and it was suggested that the Town Council write to both the Planning Officer and to the Millennium Trust to ask that electric charging be installed. It was felt that there would be funding available for such initiatives.*
- *Any other Planning matters/ Enforcement matters raised since last meeting. Comment was made that the Cornish Bakery are leaving trade bins on the pavement at the rear of their property on Victoria Street which is causing issues for pedestrians. Cornish Bakery to be asked to put them out in the morning, and to leave them in the back yard at all other times.*

- It was noted that White Stuff have changed the background to their logo and the Enforcement Officer to be contacted to see if this is in agreement with herself.

Re tables/chairs/street furniture – the Planning Committee have been considering these matters over the past 12 months and discussion took place as to whether it should be themselves or the Highways & Footpaths Group that deal with ongoing matters. It was felt that as the Planning Committee was already dealing with such matters, it would be appropriate for them to continue so long as the Highways Group had no objection. Formalisation of processes are awaited from SCC, and it was felt that as soon as they were in place the process could be streamlined.

Property next to Museum – balcony – Southwold Museum advised that the balcony does not appear to be as per the original planning application. Southwold Museum have written to the Planning Officer and it was suggested that the Planning Committee support the letter from the Museum. It was also suggested that the parking space at the front of the premises will be lost following recent planning approvals and this to also be advised to the Planning Officer.

New buildings on North Road – the cycle path is now being used by cars i.e. cars parking over the cycle path. SCC Highways to be asked to consider making this a more formal cycle route.

- *Landscaping Scheme for corner Mights Road/Pier Avenue* – update provided – initial groundworks being undertaken.

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.

The meeting was advised that Costa have announced that they will be closing. A planning application has been received from Tiptree Tearooms for a change of use of these premises. This will be dealt with at the next Planning meeting.

Tennis Courts, Hotson Road – the Town Council will be considering this matter at their next meeting as agreed

7. **Date of next Planning and Development Committee Meeting:**  
Tuesday 22<sup>nd</sup> January 2019 at 7pm at the Town Hall. Cllr Jeans has provided apologies in advance.

There being no further business the meeting closed at 8.30pm.

Chair .....

Date .....