

SOUTHWOLD TOWN COUNCIL

Minutes of the Meeting of the Planning and Development Committee held in the Committee Room at the Town Hall, Southwold, at 4pm on Tuesday 3rd March 2020.

PRESENT:	Councillor
	“ I Bradbury
	“ S Flunder
	“ J Jeans – Chairman
	“ M Ladd
	“ W Windell

Also, present: The Town Clerk and 3 members of the public.

BUSINESS

1. **Apologies:** There were no apologies for absence.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
Nil.
 - 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. Cllr Jeans noted that herself and Cllr Flunder had been to visit the applicant of DC/20/0353/FUL at their request for a pre – app/ site meeting.
3. **To receive and approve Minutes of meeting held on Tuesday 18th February 2020.**
On the proposal of Cllr Windell seconded by Cllr Flunder **it was RESOLVED** by all to approve the minutes of the meeting held on Tuesday 18th February 2020.
4. **To receive comments from Southwold electors on matters on the agenda** (*each elector will be allowed a maximum of 3 minutes – to a total maximum of 10 minutes*).
Mr Huggins explained the basis of his application Dc/20/0353/FUL. This premises is currently being used as an Air B&B and sleeps 4 people. It lacks a shower and this application seeks to address this and regularise the situation of Air B&B taking place in the property. Existing property will be demolished and replaced. New property will extend to the right by 1m further than the original property. Roof pitch of new build is only slightly higher than existing. Resident parks on street and there is no off street parking for the Air B&B.

Resident spoke about the application for 9 Pinkneys Lane and voiced concerns about the potential for a restaurant/ bar in this area due to the close amenity of neighbours. Concerns about the proposed opening hours of 11am – 11pm, there is no available parking, the highway is narrow and one way with no pavements for pedestrians, the property is in a Conservation Area, there are no details about the noise effect of extractor fans, anti social impact on quality of life of neighbours.

Session closed to public.

5. **Planning Matters:**

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

- (i) *DC/20/0353/FUL – Replacement Air B & B Unit, 56 Hotson Road.*

Discussion on this application.

The property is secluded and will have no effect on neighbour amenity at a local level. 20% increase in footprint to what is there already.

The lack of provision for parking was discussed and it is suggested that a condition be placed that arrangements be made for the Air B&B guests to be required to park off street in the nearest car park (Pier car park) with the applicant potentially purchasing a season ticket on behalf of the guests, to make available to them as they arrive.

- (ii) *DC/20/0515/FUL & DC/20/0516/LBC – Listed Building Consent – Creation of new deck over existing entrance, Flat, 10 Market Place.*

There were no objections to this application.

- (iii) *DC/20/0235/COU – Change of use from A1 to A3 Restaurant and bar, 9 Pinkneys Lane.*

Planning officer was asked to note the following;

It was noted that in the public documents the covering e mail refers to a Word Document that is not available.

There does not appear to be an updated Design and Access statement.

In the planning application it states that Vehicle access /Parking is not an issue – parking / vehicle access from Pinkneys Lane will be an issue.

Re the application

The application is the same as Dc/19/3631/COU except for the removal of use as a takeaway.

The same concerns exist as per the previous application i.e relating to Access, Highway safety, Lack of pavements, volume of vehicular and pedestrian access in this area, amenity of neighbours, noise, anti social impact on neighbours. Response to be sent setting out these concerns.

Discussion re opening hours – it was considered that even if opening hours were amended this would not be an appropriate area for a bar/ restaurant. It was considered that there are more suitable premises in the town for such a facility including the recently vacated Gun Hill clothes retailer and potentially the existing café/ restaurant on High Street.

Response to be sent that reflects the concerns above with the recommendation that ESC refuse this application on those grounds. Agreed by all.

- (b) Any ESC decisions and matters considered by referral panel? *Nil.*

- (c) Any Planning Inspectorate Appeals Lodged?

Noted that the applicant for 37 Pier Avenue has lodged an appeal. Any additional documentation will need to be submitted to the Inspector by 30th March 2020. Cllr Jeans suggested that the Town Council might need to obtain expert assistance to formulate an additional response and a financial request will be submitted to the Town Council on 10th March.

- (d) Other planning matters

Police Station site outline planning application is to be considered by the planning cttee at ESC on 14th April 2020. An application to designate the premises as an Asset of Community Value has been submitted but there is uncertainty as to the date when this might be considered.

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.
7. **Date of next Planning and Development Committee Meeting:**
10th March 2020 at 5.30pm.

DRAFT