

SOUTHWOLD TOWN COUNCIL

Minutes of the Planning and Development Committee held on Tuesday 5th January 2021 at 4pm via Zoom.

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

Also, present: The Town Clerk and 4 members of the public.

BUSINESS

1. **Apologies:** Apologies for absence were received from the High Steward.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
DC/20/5022/Ful – Cllr Ladd declared a personal interest in this application.
 - 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. **To receive and approve Minutes of meeting held on Tuesday 1st December 2020.** On the proposal of Cllr Windell seconded by Cllr Ladd **it was RESOLVED by all** to approve the Minutes of the meeting held on Tuesday 1st December 2020.

Cllr Flunder explained that re Whitepoint – the enforcement officer has asked for new drawings and recognises that it has not been built in accordance with the approved plans. Discussion about enforcement and the process in place for such concerns. It is expected that a retrospective application should be received.

4. **To receive comments from Southwold electors on planning matters on the agenda**
(each elector will be allowed a maximum of 3 minutes – to a total maximum of 10 minutes).
Nil.
5. **Planning Matters:**
 - a) To determine the Town Council response to the following applications:
Applications.
 - 1) DC/20/4965/FUL – *General upgrade and additions to a dated and modest detached property, 4 Blyth Road*
The Chair advised that the façade is in the setting of a conservation and that the application is creating a detached modern 4 bedroom property.

Discussion about implications of the application in this area. The property used to be on railway land and was then bought by the police for police houses. The setting is of the modest Stanley Cottages and the ex-council houses along the front of Blyth Road – with the Blyth Hotel within view.

The overall setting is of an AONB area and conservation area.

Regarding the application the floor area and height both appear to have increased by circa 30%.

The width of the property appears the same but there are extensions to the back, and front and the height becomes in effect a 3-storey building. This will dominate all other properties in the area including those to be built on the police and fire station strategic sites.

Privacy/overlooking will be a concern.

The materials are zinc and wood and brick and are not in keeping with the characteristics of the area.

The property becomes a large modern property which is not in keeping with the character of this particular area.

Design is not in keeping with the area.

The application dominates on mass and scale and height and is too large for its surrounds

The application is overdevelopment.

The application is out of keeping with the street scene and will have an impact on neighbours.

This area is an important and strategic front of town site and the application does not fit in with the Ingelton Wood front of town Framework and will have an adverse impact over other sites within this Framework.

On the basis of the above it was agreed by all to request that ESC refuse the application.

- 2) *DC/20/5022/FUL – To convert the attic space to a bedroom with an en-suite bathroom/shower room and a formation of a new access staircase thereto, 9 North Road*
Discussion re the application. It was considered that it would be preferable to have conservation roof lights on the north elevation and glazed obscure glass in the dormer windows at the rear to assist with privacy and to prevent overlooking.

After discussion the committee agreed that it would advise ESC that there were no reasons for refusal of the application but that there are concerns about privacy and the potential of overlooking others and that conservation roof lights on the north elevation and glazed obscure glass in the dormer windows at the rear should be requested to assist with privacy and to prevent overlooking.

- 3) *DC/20/5039/FUL – Rear extension and front entry porch for 49 St Edmunds Road*

The request includes a front porch which is an unusual feature along this road – with only one other property known to have a front porch.

Whilst there were concerns about the alteration to the street scene, members understood the reason for the request as the front doors on these properties go directly into the living area.

For the reasons above the cttee agreed that ESC should be advised that there is no reason to refuse this application.

(b) *Any ESC decisions and matters considered by referral panel? – see attached ESC decisions.*

No ESC decisions.

The application for a retail shop on Trinity Street to become a holiday let is going to ESC planning cttee on 12th January 2021. Cllr Jeans will attend on behalf of the Town Council.

(c) *Any new Planning Inspectorate Appeals Lodged?* Nil

(d) *Other planning matters:* Draft Historic Environment Supplementary Planning Document Consultation runs from Monday 7th December 2020 to Monday 1st February 2021. It was agreed that the documents would be circulated to planning cttee members to provide comments, and that the Chairman will then draft a response for consideration.

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.*

White Point – Eversley Road – also see above

Discussion re the application and appeal. Cllr Flunder advised that what has been built does not seem to be in accordance with approved plans. The enforcement officer has now contacted the owner to request plans of what has been built, which should result in a retrospective planning application being submitted. The enforcement officer agrees that the development does not appear to be in accordance with the agreed plans.

Reydon camping planning application at Pig farm – Michaëlle Coupe has visited the site and seems surprised that the application has altered since pre planning advice was requested and provided.

SCC has provided a response re drainage.

7. **Date of next Planning and Development Committee Meeting:** **New date - Tuesday 12th January 2021.**

There being no further business the meeting closed at 5.35pm.