

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 6th November 2018

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

Also present: The High Steward and the Town Clerk.

BUSINESS

1. **Apologies:** There were no apologies for absence.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
There were no Declarations of Personal Interest.
 - b) *To receive any declarations of Pecuniary Interest regarding the agenda.*
There were no Declarations of Pecuniary Interest.
 - 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. **To receive comments from Southwold electors on matters on the agenda (each elector will be allowed a maximum of 3 minutes).**
There were no members of the public present.
4. **Minutes-** *To confirm the minutes of the meeting held on 9th October 2018. It was RESOLVED by all to approve the Minutes of 9th October 2018.*
5. **Planning Matters:**
 - (a) **To determine the Town Council response to the following applications:**
 - (i) *DC/18/3997/FUL – new disabled access ramp. Safe raised outside seating area. Kitchen extension. Improved toilet facilities, Harbour Café, Blackshore, for Mr J Buckley. It was agreed by all that this is an improvement to the existing building. It is noted that this is in the Conservation Area but there were no adverse comments relating to the application.*
 - (ii) *DC/18/4283/TCA – Tree located on land behind cobbled garden wall (ownership unknown). 1 x Maple – prune back branches overhanging No 17, while maintaining shape and overall look of the tree, Eastway Cottage, 17 East Street for Mr A Ward.*
Noted.
 - (iii) *DC/18/4350/FUL – Roof conversion with front and rear dormers, new rooflights and rear terrace, 43 North Road, for Julie Simmons.*

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.

- (iv) *DC/18/4129/TCA – Rear garden trees numbered as per application and plan. 1x Horse Chestnut – crown reduce by 30 per cent. 2 x Limes – reduce both trees in height leaving final height just below power lines. Reason: general maintenance pruning, Wymering House, 47 High Street, for Mrs Moul.*
Noted.
- (v) *DC/18/4383/TCA – Rear garden – 1 x Cherry – fell to ground level. Reason – intruding on light at property & neighbouring properties, Bayview, 14 East Cliff, for Ms Emma Miller.*
Noted.

- (vi) *DC/18/4377/TCA – Front garden – T1 Beech – reduce laterals all round by 1-2m and clean out. Reason: general maintenance pruning, Forest Cottage, Blackmill Road, for Mr T Perkins.*

Noted – but planning and tree warden subsequently advised that this was the incorrect address and planning will reconsider this application.

- (vii) *DC/18/4430/FUL – Construction of an extension, replacement windows, door and gates, 18 North Parade for Mr & Mrs R Hunter.*

This is a Locally listed property in a Conservation Area. The fence being requested is not in keeping with the period of the house and is creating a boundary which is unsympathetic to its surrounds as the street scene is of low brick walls. The planning Committee suggested that a more modest proposal should be provided.

There were also concerns raised about potential health and safety issues that would be caused by the proposed ironworks on the boundary fence.

With regards to the design of the gates – this also needs to be in keeping with the period of the house.

With regards to the balcony – this needs to be restored in keeping with the original property and there should therefore be no glazing placed around the balcony.

Neither the proposals for the wall, gates, balcony are improving the quality of the area and as per NPPF paragraph 130 the proposals do not preserve and enhance the Conservation Area and WDC should seek to refuse the application.

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

DC/18/2689/FUL – Swan Hotel, Market Place – WDC Decision: Permitted.

DC/18/3398/FUL – 18 Field Stile Road - WDC Decision: Permitted.

DC/18/3460/FUL – Mariners Cottage, 2B Trinity Street - WDC Decision: Permitted.

DC/18/3352/FUL – 6 Pier Avenue - WDC Decision: Permitted.

DC/18/3270/FUL & DC/18/3271/LBC – 46 Victoria Street - WDC Decision: Permitted.

DC/18/3426/FUL – 73 High Street - WDC Decision: Permitted.

DC/18/3557/FUL – 42 Hotson Road - WDC Decision: Permitted.

DC/18/3665/FUL – 17 North Parade - WDC Decision: Permitted.

DC/18/3928/FUL – 18 St Edmunds Road - WDC Decision: Permitted.

Noted.

(c) Any other planning matters

- *To consider WDC Planning Cttee agenda items of relevance to Southwold*
- *Any other Planning matters/ Enforcement matters raised since last meeting including outstanding change of use applications – signage/tables and chairs on pavements. The group noted that there were a variety of issues still outstanding including:*
 - *Painting of walls at Blyth Hotel*
 - *Signage for Southwold carpets and curtains on previous Kings Head*
 - *Display over the front of White Stuff*

Mention was also made that signage is being erected at Fat Face and confirmation to be sought that this has already had planning approval.

It was suggested that as the draft Neighbourhood Plan has now been produced, the Neighbourhood Plan Group and the Planning Committee asked to meet with the Planning Officer and the Design and Conservation Officer early in the New Year to discuss policies being addressed in the emerging plan.

- *Landscaping Scheme for corner Mights Road/Pier Avenue – Confirmation is awaited from the developer that the landscaping scheme will be commissioned through the local landscaper whose design has been provided direct to them.*

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.

Nil

7. **Date of next Planning and Development Committee Meeting:**
Tuesday 20th November 2018 at 7pm at the Town Hall.

There being no further business the meeting closed at 7.50pm.

Chair

Date