

SOUTHWOLD TOWN COUNCIL

Minutes of the Planning and Development Committee held in the Council Chamber. at the Town Hall, Southwold on Tuesday 20th July 2021 at 6pm.

PRESENT: Councillor
“ P Goldsmith
“ S Flunder
“ J Jeans – Chairman
“ R Temple
“ W Windell

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

BUSINESS

1. **Apologies:** To receive apologies for absence. Apologies were received from Cllr Sutton and the High Steward.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
Cllr Flunder declared a Personal Interest in the planning application for The Elms, Lorne Road.
Cllr Jeans declared a Personal Interest in the application for The Elms, Lorne Road.
Cllr Goldsmith declared an interest in the application for 7 Dunwich Road.
Cllr Jeans declared a Personal Interest in the application for the Old Hospital Site.
All councillors declared an interest in the planning application for 2 Market Place.
 - b) *To receive any declarations of Pecuniary Interest regarding the agenda.* Nil.
 - c) *To receive any request for dispensations regarding the agenda.* Not applicable.
 - d) *To receive details of any lobbying to members.*
Cllr Jeans advised that a member of the public had spoken to her regarding the planning application for The Elms, Lorne Road.
3. **To receive and approve Minutes of meeting held on Thursday 6th July 2021.**
On the proposal of Cllr Windell seconded by Cllr Goldsmith it was RESOLVED by all to approve the Minutes of the meeting held on Tuesday 6th July 2021.

Gun Hill Café - Cllr Temple advised that following receipt of the planning application which had been considered at the last meeting, there is now a barbeque there every Saturday night and the premises would appear to be selling alcohol.

Discussion took place regarding the sale of alcohol.

The Town Clerk advised that ESC Licencing Officers have advised that the Café had recently been submitting Temporary Event Notices to cover occasional sales of alcohol. They also advise that the Café are in the process of applying for a premises licence, but that this has not yet been submitted. Once submitted they will have to display a public notice at the premises for the duration of a 28 day consultation period and place a notice in a local publication.

Discussion took place about the sale of alcohol along the prom and concern was raised that this could set a precedent. Members were advised that individuals can make comments on the consultation and that although the Town Council is not a statutory consultee, the Ward

Councillor could be asked to comment on behalf of the Town Council. The Town Council will ask to be notified about the application.

Cllr Jeans advised that with regards to the plans for 3 Strickland Place herself and Cllr Windell had met with the architect and had further discussions about the plans. The architect will be amending the plans in order that the application more ably reflects the character of the area.

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 spoke with regards to the planning application for The Elms, Lorne Road – Their garden backs onto the property of The Elms. The member of the public advised that the proposed application will significantly affect the view from their own back garden as this is a very large build. The member of the public advised that their garden is approximately 1 metre lower than the rear wall of the applicants and therefore the proposed structure will appear even larger. The rear dividing wall is approximately 1 metre away from the new extension which will therefore be very imposing from their back garden. It was considered that the proposed extension was too wide, long and high and that alterations should be requested to ensure that this could work for both the applicant and the neighbour. Mention also was made that the application suggests that the property will be rendered and a query was raised as to why this is being suggested as the building has splendid brickwork and pointing.

A member of the public spoke about the planning application for The Elms as their property is also situated at the rear of the applicants. The member of public advised that the dividing wall is only 1.8m high so their own garden will be totally overlooked. Again a query was raised as to why the property was being rendered in white and why orange tiles were being used and whether instead the existing tiles could be retained. The member of the public advised that for them, the extension will be within 6 feet of their own garden and there will be a loss of amenity i.e. light. The member of the public also advised that the back door is now being moved to the rear of the property so this will also face their garden with a further loss of amenity and cause overlooking. The loss of a gap between the property and the adjoining property will cause a loss of light and sunlight to the properties on Mill Lane.

5. **Planning Matters:**

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

See attached for details of applications.

(i) **DC/21/2823/FUL – Single storey rear extension, replacement windows, rendering and flat roof, The Elms, Lorne Road.**

Cllr Flunder provided information when requested but did not take part in the general discussions/ vote regarding The Elms –

Discussion took place regarding the application. Comment was made that the proposals appear totally overbearing and that the proposals do not seem to have given consideration to neighbours. It was suggested that the extension needs to be shortened in length and that the height needs to be reduced. It was noted that there is an extensive light survey but that this seems to be flawed and this needs to be brought to the attention of the LPA. It was noted that a flat roof on the extension would take away much of the obstruction. It was suggested that those neighbours who had expressed concerns could ask the LPA to carry out a site visit from their garden so that the LPA can see the impact that the extension will have. Mention was also made that with the number of bedrooms being created at the property, extra parking will be required and that this should be catered for onsite. Concerns were expressed about the proposal to render the property.

In view of the considerations above it was agreed by all that the Town Council would recommend that ESC refuse the application on the basis of all of the above comments.

- (ii) *DC/21/2906/FUL & DC/21/2907/LBC – Listed Building Consent – Lowering of existing flat roof to create new roof terrace, 94A High Street.* This is a Grade II Listed Building. It was noted that the plans are extremely difficult to understand and that both sets of plans have been headed as ‘proposed’ when in fact one is a plan of the existing site. No Heritage Statement has been supplied. From the plans it would seem that there will be negligible visual impact.

It was agreed by all that ESC will be advised that from the information that the Planning Committee were able to discern, there were no objections to the application.

- (iii) *DC/21/3008/FUL – Creation of new bed deck and staircase over dining area; provision of new dormer; removal of existing glazed terrace and replacement with balcony, 4 Manor Farm Close.*

ESC to be advised that there were no adverse comments on this application.

- (iv) *DC/21/2875/FUL – External alterations to convenience store including shopfront alterations, replacement first floor windows and installation of satellite dishes and louvres at rear and removal of canopy, 2 Market Place.* All members declared an interest as this application relates to the Coop which adjoins the Town Hall.

However, there were no adverse comments about this application.

- (v) *DC/21/2983/FUL – Replacement of existing rear dormer with new larger dormer, and internal alterations to attic room, to allow for more headroom/space. Tamarisk, Constitution Hill.*

ESC to be advised that there were no adverse comments on this application.

- (vi) *DC/21/2968/FUL – We wish to replace the existing windows and door to the front elevation in a like-for-like design but with slimline sealed units to give better U values and overcome rotten windows, this is not a listed building but in a Conservation Area under an Article 4 directive, 7 Dunwich Road.*

ESC to be advised that there were no adverse comments on this application.

- (vii) *DC/21/3007/FUL – Replacement of section of pitched roof to existing building fronting Fieldstile Road. All external materials as previously approved, Former Southwold Hospital, Fieldstile Road.*

Cllr Jeans provided information when requested but did not take part in the general discussions/ vote regarding The Former Southwold Hospital

It was noted that this was a retrospective application but there were no adverse comments about the proposals.

- (b) ESC decisions

It was noted that the conditions for 5 Hotson Road do include the condition that there can be no business use of the annexe.

Applications to ESC Committee – Application for Gun Hill Café had been passed by ctee

- (c) Any new Planning Inspectorate Appeals Lodged? Nil
(d) Other planning matters: Nil

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:** 3rd August 2021 at 6pm.

DRAFT