

SOUTHWOLD TOWN COUNCIL

Minutes of the Planning and Development Committee held in the Council Chamber at the Town Hall, Southwold on Thursday 20th May 2021 at 10.30am.

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

Also, present: The Town Clerk, and 1 member 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.*
Cllr Windell declared a Personal Interest re 1 Bartholomew Green.
 - 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.*
Nil.
3. **To receive and approve Minutes of meeting held on Tuesday 22nd April 2021.**
Minutes section 5d) re overflow car park – substitute “Town Clerk” for “J. Jeans”. 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 22nd April 2021.
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*).
There were no comments from electors.
5. **Planning Matters:**
 - (a) **To determine the Town Council response to the following applications:**
See attached for details of applications.
 - (i) *DC/21/1801/FUL & DC/21/1802/LBC – New rear dormer and internal alterations; New front door and replacement windows; New gutters; insulation of existing property; Design and Access Statement provided and members were advised that the architect was asked to provide an independent Heritage Impact Assessment. This was considered at length. Discussion re dormer – It was considered that this has a lesser degree of harm, as it is not as visual as other applications. Re the windows being repaired/replaced – members would strongly suggest that windows should be “repaired” – with an understanding that replacement should only be acceptable as an exception. “Dormer” – members found it unattractive but understood the reason for it. The new dormer is not in keeping with the character of the house and is not visually appealing and*

members would urge another solution to be found in view of the age/character of the building.

Neighbours – none have objected to date.

Cllr Jeans advised that Planning Policy guidance states the rear is as important as the front.

Cllr Bradbury suggested that the response should focus on replacing/repairing windows.

Cllr Ladd suggested that the only concern with the dormer was that it is not in keeping.

Cllr Bradbury – raised concerns of a prejudicial nature concerning the application.

After full discussion it was agreed that the following response be sent to ESC ‘Regarding the dormer – we find this unattractive and not in keeping with the character of the property although we understand the reasons that it is required. We would ask whether there is another solution that could be found in view of the age and character of the building?’

Windows – we would request that the priority should be to repair the windows with an understanding that replacement should be an exception.’

(ii) DC/21/1955/FUL – Two storey side, roof and garden room extensions, 34 Hotson Road.

This amended application for height. No objection.

(iii) DC/21/2101/FUL – Demolition of the existing single storey extension and canopy. Erection of new larger extension to form wet room and utility room. The wet room on the ground floor is necessary for the client who has a progressive illness, Tricorne House, 39 Marlborough Road.

No objection.

(iv) DC/21/2266/FUL – Small extension on the ground floor of the property, to the rear, in order to accommodate a wet room suitable for use by a partially disabled person who has a progressive illness, 28 High Street.

No objection.

(b) ESC decisions

Applications to ESC Committee – Nil.

(c) Any new Planning Inspectorate Appeals Lodged? Decision on Cautley Road.

(d) Other planning matters:

Cllr Jeans attended ESC Committee re Tennis Club planning application. Changes to the application have improved it, but the balcony at the rear and the effect on the properties either side are still a concern. However, ESC agreed to approve the application with the condition that events can only be held by the Tennis Club for the Tennis Club.

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.

See Minutes of the last meeting re Links Cottage research – Cllr Flunder gave an update – the 2002 Planning application had been approved, but there was, and still is, concern re access. Objector has been advised to take legal advice. Cllr Jeans – ownership of the route could be STC/Common Trust as “Twizzle” and gate have been maintained by Common Trust/STC. Cllr Flunder advised that previous correspondence from Cllr Beavan and a

neighbour on this access issue will be circulated. Cllr Jeans – ownership of the land could be investigated but this means research.

“Twizzle” – looked after by STC/Common Trust. Cllr Windell will talk to Keith Seaman about the twizzle upkeep. Cllr Bradbury – “twizzle/stile” – may be the evidence required to show ownership.

Cllr Jeans suggested that contact be made with the solicitor to put a first caution on this piece of land as soon as possible before STC/Common Trust register it in full.

Cllr Ladd – Will speak to Mr and Mrs Mace re history of the site.

Cllr Flunder to send the correspondence re this subject matter.

Cllr Ladd provided apologies for the meeting to be held on 8th June 2021.

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7. **Date of next Planning and Development Committee Meeting:** Tuesday 8th June 2021 at 6pm at the Town Hall.

There being no further business the meeting closed at 11.49am.