

SOUTHWOLD TOWN COUNCIL

Minutes of the Planning and Development Committee held on Tuesday 22nd September 2020 at 4pm via Zoom.

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

Also, present: The Town Clerk and 2 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
3. **To receive and approve Minutes of meeting held on Tuesday 8th September 2020.**
On the proposal of Cllr Bradbury seconded by Cllr Ladd **it was RESOLVED by all** to approve the Minutes of the meeting held on Tuesday 8th September 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*).

A resident spoke in relation to the planning application for 48 Hotson Road as he is the neighbour to this property. The meeting was advised that the application will be a significant build as it goes at least 5m beyond the boundary of his property and will cast a shadow onto the back garden/patio as it is so large. The proposals will cause overlooking and there is concern as the 2 buildings are close together. The resident advised that in view of this he is concerned about the foundations of his own building and how they might be affected by the build.

Charlotte Pither architect spoke re the proposed balcony at 17a East Cliff as there were concerns that the Town Council had misinterpreted the intentions in the original planning application. Ms Pither advised that the plans show a Juliette balcony rather than a full balcony and that the applicant would like railings instead of glass on the Juliette so that the window can open inwards but that there would still be fresh air blowing through the rails. Ms Pither advises that there is a similar one on Godyll Road.

Session closed to public.

5. **Planning Matters:**

(a) *Planning applications*

1) **DC/20/3523/FUL - Front and rear extensions, new side window, 48 Hotson Road.**

Cllr Jeans advised that this is the oldest property in Hotson Road.

Neighbour advised that the garage, which is referred to in the D and A statement is being changed to a storeroom instead of a garage.

Cllr Windell explained the plans – advising that the new kitchen is a two-storey elevation but that this is not clear from some of the plans. There will be store on the ground floor and a kitchen above.

A glass balcony is also included in the application.

Due to the slope of the gardens this extension would have a greater effect on neighbours than would otherwise have been the case.

Discussion as to the need of a roof light in the roof and why all of the glass is required?

Established that extension will increase floor area by approx. 1/3rd

There will be a visual impact from the street.

There will be an impact on neighbour amenity.

It was considered that the application will over dominate that of neighbours and there will be a loss of light, loss of sense of space and loss of outlook.

It was considered that the mass/scale of the application is significant and that the extension does not seem to be complimentary or sympathetic to the existing build.

It was AGREED by all to request that ESC refuse this application on the basis of the above.

2) **17A East Street**

Photograph from 1892 was shown to the cttee – indication the design of this property at this time. The architect advised that Re the lintels – the size/form will stay the same but will be squared off as these were not original and hence not of architectural merit.

Cttee discussed the application again following the clarification put forward in the public section. Discussion took place as to whether an approval for this building would set a precedent for the town. The cttee advised that although a Juliette balcony might be appropriate in this property as it overlooks the sea and has seaside character – it should not set any precedent for anywhere else.

Agreed by all that in view of the new understanding of the request, this Juliette balcony would be suggested to be approved by ESC.

3) **DC/20/3518/LBC - Construction of a single storey rear extension, 2 Market Place –**

Cttee were advised that the extension has been approved and that this application is to ensure that no damage is created to the wall. The Design and Conservation Officer is accepting of the request.

Agreed by all to ask that ESC approve.

Matters not consulted on:

DC/20/3483/TCA - Front garden 1 x Holm Oak - Pollard to first major unions approx. 4.5m tree has been pollarded before and regrowth left to mature there are a couple of Ganoderma fungus on trunk (see tree survey for more detail) 1 x Paper Bark Birch - Reduce branches blocking light to neighbour's window by approx. 1.5m, 9 Lorne Road - ESC consultation deadline 30th September 2020.

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

(c) *Any Planning Inspectorate Appeals Lodged?* STC final comments added to the appeal for 11 Cautley Road and sent off.

(d) *Other planning matters*

- Use Class Order as circulated
- Consultation on Coastal Adaptation Supplementary Planning Document covering the coast from Holkham in Norfolk to Felixstowe in Suffolk. Consultation Period 4th September to 5pm 16th October 2020 – L and E to consider
- New N Plan Policies - Cllr Jeans advised that the proposed policies would assist with the problems arising from the non DPA status of Southwold.
- SALC training – 14th Oct – Conservation areas, listed buildings, trees, roads and enforcement – Cllr Jeans and Cllr Flunder have registered to attend.

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.

Police station planning application decision should be known soon

Land can only be used for community use

Hastoe do not wish for the land or part of it

Residual land value would need to be calculated to enable STC to consider whether to place a bid. Discussion re possible uses – meeting was advised that a garage for example would not be deemed 'community use'

7. **Date of next Planning and Development Committee Meeting:** Tuesday 6th October 2020.