

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 21st May 2019

PRESENT: Councillor W Windell (Chairman)
 “ I Bradbury
 “ J Jeans

Also present: The High Steward, the Town Clerk, Katie Flodin and David Palmer.

BUSINESS

1. **Apologies:** Apologies for absence were received from Cllr Flunder and Cllr Tucker.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
Cllr Jeans declared a Personal Interest re 11 Cautley Road application as Chair of Southgen.
 - 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 13th May 2019.**
It was RESOLVED by all to approve the minutes of Tuesday 13th May 2019.
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 members of the public present.
5. **Planning Matters:**

Cllr Jeans had prepared a step by step draft guide template designed as an aide memoir for members to consider individual planning applications, and this was provided to all members.

 - (a) **To determine the Town Council response to the following applications:**
 - (i) *DC/19/1749/FUL – removal of existing rear conservatory and construction of single storey flat roof rear extension, 17 North Road.*
There were general concerns that the proposal would cover too much of the site – being a substantial erosion of the garden space and concerns that the application is an extension onto an already existing extension.
It was suggested that should the application be reduced in scale to restrict the request to the existing depth, then this would be more acceptable.

The present application proposes a cramped form of back garden development whose scale is not in keeping. The proposal is therefore contrary to the objectives of WLP 8.33 and WLP 8.29.

The Planning Committee would suggest that unless modifications can be made to the proposal the application in its present form should be refused.

(ii) DC/19/1774/FUL – *To replace front wall with new wall – railings to match original as per photo, 78 Stradbroke Road.*

There were no adverse comments.

(iii) DC/19/1784/FUL – *Three storey extension to north of property with second floor balcony; New single storey rear extension; Internal alterations; Construction of new 2 bedroom end of terrace dwelling, 11 Cautley Road.*

After much discussion, it was determined that this is an application in 3 parts (1) being an extension to the side of the existing property, (2) being an extension to the rear and (3) the creation of a new 2 bedroom end of terrace property.

The Planning Committee felt that the application for the new 2 bedroom end of terrace house should have been subject to a separate planning application.

Parking for both the existing property and the new property is a concern – although 3 spaces are being retained 2 are allocated for the existing property with just 1 being provided for the new build. This is contrary to Suffolk County Council Parking Guidelines whereby 2 parking spaces are required for each newly built 2 bedroom property.

Taking the application as a whole, the footprint of the existing dwelling more than doubles under the proposals in the application and a significant amount of the garden is utilised.

The property is locally listed, and the Planning Committee consider this to be in the Conservation Area as determined by pages 44 and 45 of the Southwold Conservation Area Character Appraisal.

The drawings provided of both the existing structures and those being proposed are not comparable in nature being of different scale and hence adding to the confusion meaning that the plans cannot be easily reconciled. The actual layout of the drawings leads to misunderstanding of the proposals as evidenced by the Suffolk County Council's Highways response to the planning application.

The Planning Committee considered that the overall mass being created is not in keeping with the character of the area and would create amenity loss of light to the neighbours. The street scene is adversely affected within this Conservation Area on a property with locally listed status and the proposals are not sympathetic or complimentary to the surrounds.

Taking the 3 parts of the application separately;

a) the 3 storey extension to the existing property creates overdevelopment and a proposal that does not fit the surrounds and offends the existing street scene.

b) extension on rear is considered overdevelopment.

c) creation of new 2 bedroom end of terrace property - is considered overdevelopment and is not within the character of the area. The creation of this new property will create a boundary adjoining the existing Guide Hut and will result in significant loss of light for surrounding neighbours. The infill being proposed is contrary to the emerging Southwold Town Council Neighbourhood Plan.

Noting that the new Waveney Local Plan Policy WLP 8.33 permits housing development on garden and other infill sites where the scale, design and siting of the proposal is in keeping with the character and density of the surrounds – this proposal is contrary to this Policy.

Waveney Local Plan Policy WLP 8.33 permits housing development on garden and other infill sites where attractive usable and proportionally sized amenity spaces and adequate parking and turning spaces are provided and the living conditions of proposed and existing properties are not unacceptably harmed through means such as overlooking, loss of light, or overbearing forms of development. This application is therefore contrary to this section of WLP 8.33.

The proposed dwelling would form an overbearing physical presence to occupiers of the existing Guide Hut. Policy WLP 8.33 require proposals to integrate built natural and historic environment. This proposal is contrary to this Policy.

Waveney Local Plan Policy WLP 8.29 states that development proposals must respond to local context and form in relation to overall scale and character, site coverage, height and massing of existing buildings, and the relationship between buildings and spaces and the wider street scene or townscape. This application is therefore contrary to this Policy.

It is suggested that East Suffolk Council should seek to refuse this planning application in view of the above.

(iv) *DC/19/1776/FUL – Single storey flat roof rear extension, 34 Field Stile Road.*

There were no adverse comments.

DC/19/1747/TCA – Rear garden – T1 Holly fell to ground level – reason outgrowing location as too close to property and neighbours, 19 York Road. Noted.

(b) Any other planning matters

- Enforcement matters outstanding including; drainage Station Road, 5 Victoria Street, Fencing Pier Ave, 21 North Road - no updates received on these. *All matters still outstanding.*
- Street furniture - scheme with SCC. *No updates.*
- Training date at East Suffolk Council re East Suffolk revised procedures – *all potential members of the Planning and Development Committee to be advised of this date. Ordinary planning training to be arranged for new Planning Committee members.*

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.

7. **Date of next Planning and Development Committee Meeting:**
Tuesday 4th June 2019 at 7pm.

There being no further business the meeting closed at 8.35pm.

Chair

Date