

SOUTHWOLD TOWN COUNCIL

Minutes of the Meeting of the Planning and Development Committee held in the Committee Room at the Town Hall, Southwold, at 5.30pm on Tuesday 18th June 2019

PRESENT: Councillor D Beavan
 " I Bradbury
 " S Flunder
 " W Windell

Also present: The High Steward, the Town Clerk and 4 members of the public.

BUSINESS

1. **Apologies:** There were apologies from Cllrs Jeans and Ladd. Cllr Windell was elected as Chair of the meeting.
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 4th June 2019.**
It was RESOLVED by all to approve the minutes of Tuesday 4th June 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*).

21 North Road – A member of public advised that the visual impression to many was that the building has been built out larger than that approved in 2018 and that the planning consent is substantially as odds with what has been constructed. The public member asked whether it was possible to see a set of ‘ as constructed drawings’ from ESC as well as ‘ as proposed’

The architect Mr Haward advised that he had not been part of the project after receipt of the original planning consent in 2018.

However, he believed that there were 3 areas of concern;

- a) Assumptions re the front of the building
- b) Assumptions re the height of the building
- c) Assumptions about the finish/ design of the building

Mr Haward advised that;

- a) Front of building - the north south access is as approved with ESC ie in line with the front on No 23.
- b) The height is as per the request in the VOC.

- c) Design/ materials – there are no publicly available documents to show who/ when approval was granted for the change to the front ie of no render. Mr Haward advise that in the original plans he had requested timber – but that the approval granted was for a brick strip surrounded by render – the render as per other properties in North Road.

5. **Planning Matters:**

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

- (i) *DC/19/2164/VOC – Variation of Condition of DC/18/1116.FUL – Demolition of single storey property and construction of new house – development carried out in accordance with drawings 1658.21A, 21 North Road.*

The cttee considered the application in light of the above. It was agreed that further public contribution would be permitted to enable understanding of the plans and the views of local residents.

Members were also concerned with the following matters;

That the front elevation exceeds the front boundary of the property of no 19. The architect advised that the planning permission granted is as per the build – with the frontage being in line with that at no.23. The architect advised that the corner of the old bungalow is believed to still be on site – and that evidence could therefore be provided in this respect.

That there is a greater overhang on the roof. The architect advised that the roof is as per the original application but that the eaves are not. The eaves are part of the VOC.

The amenity of neighbours – it was suggested that the design of the front has changed the visual aspect ad has created mass – the loss of render has had a significant visual effect.

Design – creation of mass by loss of render. The loss of render has created a visual impression of mass. The change of design seems to have been agreed with ESC via a discharge of condition – this to be confirmed. The architect offered to provide STC with a copy of the plans of the street scene that had been submitted to ESC.

Lack of use of GPS in original drawings – The architect advised that the planning process does not presently require GPS/ CAD verified plans at application stage – and that as a firm his are carried out as part of working drawings.

The height of the original non GPS plans (photos) is 500mm less that that approved once GPS had been applied for in the original granted planning application in 2018. Using the approved plans as a base line – the roof has been built out 600mm more than the approved plans – and the confirmation of this is being requested in the VOC.

Inadequacies in planning system – appear to have arisen re a) lack of requirement for GPS measurements which could have highlighted height at an early stage b) amendment to materials which has created a significant change to the design c) non availability of plans in A1 size as submitted originally to ESC d)role of enforcement.

Discussions

The Town Council had originally contacted the enforcement officer as the building was being constructed to ensure that the building was being constructed as per the

building planning permission. STC understands that the enforcement officer subsequently visited the site and that the VOC results from the visit. STC has therefore considered the VOC in light of the enforcement officer response.

The cttee discussed whether it would be possible to ask the owners for confirmation of the size/ dimensions of the property that has been built so that this can be compared to the size approved. It was agreed by all to contact the owners with this request.

Cttee discussed the materials - a nearby resident advised that they would be more comfortable with the building if the original design could be achieved.

Recommendation to ESC – it was agreed by all that a response would be collated to ESC which would request that the design/ materials as agreed in the application in May 2018 be implemented to restore a) street scene, b) character, c) choice of materials and their visual effect.

(Following the meeting the applicant has confirmed by letter dated 20th June 2019 via their architect that they will be amending request no 2 in the VOC to reflect that they also wish the materials used to revert to the original, ie render on the flank walls and rear walls rendered piers and bay to North elevation and rendered garage. They have also agreed to modify the eaves detail).

Owners will be asked to verify the dimensions that have been built.

ESC Planning will be asked to consider the inadequacies in the planning process that has brought about these issues.

Thanks were extended to the members of public for attending for this debate.

(ii) *DC/19/2037/FUL – New enlarged garage and storage, Openview, Godyll Road.*
There were no adverse comments on this application.

(iii) *DC/19/2279/DRC – Discharge of Condition nos. 5 and 6 for DC/19/0221/LBC – Listed Building Consent – Renovate the decrepit garden store and extend it to create a usable garden room accessible from the main house – Condition 5: Insulation Wall insulation to be: Variable air gap to Celotex GA 4000 65mm insulation with vapour barrier on steel stud frame at 600 centres with 12mm plasterboard with taped joints internally. Roof construction/insulation to be: TLX Gold breathable membrane draped over rafters with treated battens and replaced pantiles over with TB3000 25 between rafters and GA3000 35mm with vapour barrier and 12mm plasterboard with taped joints below. Condition 6: Detailed information/drawings (i) large scale joinery details for new windows, doors and glazed areas are attached, (ii) large scale section through eaves to extension is attached, (iii) the brick type proposed is an imperial reclaim red with a lime mortar mix with flush joints to match existing, (iv) new parapet walls are proposed to be capped b a grey floor brick on a creasing tile again using a lime mix, 46 Victoria Street.*

There were no adverse comments on this application

(b) Any other planning matters

- Update of Conservation Area Appraisal – ESC advise that they will be proceeding with the STC Appraisal in due course and hope to ask a local architect to assist in its preparation.

- Enforcement matters outstanding including; drainage Station Road, Fencing Pier Ave. No update.
 - Feedback from training date at East Suffolk Council re East Suffolk revised procedures. Cllr Windell provided the meeting with a debrief.
- (c) ESC decisions and matters considered by referral panel.
See details attached.
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 23rd July 2019 at 5.30pm.

There being no further business the meeting closed at 6.55pm.

Chair

Date

DRAFT