

SOUTHWOLD TOWN COUNCIL

Minutes of the Planning and Development Committee held on Tuesday 17th April 2020 by Zoom due to COVID emergency requirements not to meet.

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

Also, present: The Town Clerk and 2 members of the public.

BUSINESS

1. **Apologies:** Apologies for absence were received from Cllr Beavan.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
Cllrs Bradbury and Flunder declared a Personal Interest in planning application DC/20/1318/FUL relating to 2 Godyll Road.
 - 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.*
3. **To receive and approve Minutes of meeting held on Tuesday 24th March 2020.**
On the proposal of Cllr Windell seconded by Cllr Bradbury **it was RESOLVED by all** to approve the minutes of the meeting held on Tuesday 24th March 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*).
There were no comments from members of the public.
5. **Planning Matters:**
 - (a) **To determine the Town Council response to the following applications:**
 - (i) *DC/20/1216/FUL & DC/20/1217/LBC – Listed Building Consent - New side entrance door, alteration to valley gutter to rear of property, 80 High Street.*
This is a Grade II Listed Building
Existing Plans – the 2003 drawing provided of the rear of the building – North East Elevation is not correct as at today.
These plans do not include sufficient detail of the first and second floor – i.e. no roof elevation.
Proposed plans – These have a terrace being added to the rear together with a flat roof and decking – which is substantially more than described in the D and A statement. This alteration does not seem to be mentioned within the planning application or in the D and A. There is a lack of clarity as to how access would be gained onto the balcony – is a new window also being added?

The roof has been changed within the proposed plans, but this is not referenced within the text. The proposals will overlook Bank Alley and the gardens of Montague House.

Drawings do not show the extent of the intentions and the effect on the surrounding area.

These plans do not include sufficient information re the first and second floors – i.e. just includes detail of the roof elevation (whilst the existing plans do not have this aspect on).

Side elevation – description of the proposal does not fit with the drawing – there is the creation of a new doorway and the windows are being altered.

It was agreed by all that the application would need to be REFUSED as the request contained within the application text does not match that contained within the drawings, and that it is essential to be able to understand the requests being made for this Grade II Listed Building.

- (ii) *DC/20/1309/FUL – Erection of single storey rear extension together with relocation and replacement of plant, Cooperative Food Group, 2 Market Place.* The application contains an environmental noise impact statement that suggests that the noise levels will be acceptable.

The proposed extension is approx. 7ft high – with a flat roof.

Mention was made of the Town Hall cobbled wall – and the need to ensure that this was not affected by the works. It was agreed that a letter would be sent to the applicant in this respect.

It was agreed by all to approve the application.

- (iii) *DC/20/1318/FUL – for the installation of a parking area and driveway with drop curb at the front of 1 Godyll Road, for 2 Godyll Road.*

The impact on the highway would require the approval from SCC.

However, the Town Council agreed that the quality of the planning application and the proposals for landscaping were very good and that these would be acceptable.

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

(c) Any Planning Inspectorate Appeals Lodged?

5 Youngs Yard - The Town Council had written a strong refusal at the time. However, the application will now have a greater impact on the area due to the other works that have taken place. It was agreed that a letter would be sent to the case officer updating them on the effect of the application.

(d) Other planning matters

26 Park Lane – build of a summer house – discussion as to whether this would require a new planning application. Cllr Jeans to consider further.

45 Pier Avenue – this application was approved through the ESC referral process.

It was suggested that ESC be asked for the data on how the percentage of applications (that have been through the referral process within the past 12 months) that have not been approved/ refused in line with the officer recommendation. Copy of the performance

summary for the referral process to be requested and details of when the process is going to be reviewed.

7 Pier Avenue – Enforcement officer to be asked again to visit the site.

Building works on properties – the PCSO to be asked to ensure that social distancing measures are being adhered to.

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:**
TBC.

DRAFT