

SOUTHWOLD TOWN COUNCIL

Notes from the Planning and Development Committee meeting held at the Town Hall, Southwold on Tuesday 24th January 2023 at 6pm.

PRESENT: Councillor
“ J Jeans (Chairman)
“ I Bradbury
“ S Flunder
“ P Goldsmith

Also present: 4 members of the public.

BUSINESS

1. **Apologies:** *To receive and approve apologies for absence.*
Apologies for absence were received from Cllr Temple, and Cllr Windell which were approved as per Council policy.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.* Cllr Flunder declared a Personal Interest re 17 Market Place.
 - 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.* Cllr Flunder re 17 Market Place.
3. **To receive and approve Minutes of meetings held on Tuesday 3rd January 2023.**
The Minutes of the meeting of Tuesday 3rd January 2023 were agreed by all.
4. **To receive comments from the public on matters on the agenda** *(each will be allowed a maximum of 3 minutes – to a total maximum of 10 minutes).*
Comments relating to 17 Market Place:
A resident
 - Uncertainty of hospitality versus retail. But whatever use will require deliveries and services.
 - This leads to access considerations, namely, the front entrance onto Market Place and the current garage door in Mill Lane.
 - Delivery and service vehicles create a serious hazard and obstruction. Pedestrians have difficulty negotiating around parked vehicles currently and the junction of Queen Street and Mill Lane is hazardous at the best of times.
 - Problems therefore with traffic flow and congestion.
 - The property is a Grade II Listed Building and there are implications.
 - Two residents cited the fact that they could only access their parking space from the direction of Queen Street i.e. such access was not accessible from the common end of Mill Lane.
 - Another resident stated that misuse of the loading bay outside Tesco compounds this.

It was noted that the residents of Mill Lane seek double yellow lines for the whole length of Mill Lane and this is an ongoing matter.

Cllr Jeans pointed out that these matters were Variations of Conditions alone and that permissions had already been granted in relation to these premises. Having stated this the Committee agreed that what was being requested for variation was unclear. It should be noted that a new Use Class E would probably affect subsequent use.

5. **Planning Matters:**

a. To determine the Town Council response to the following applications:

See attached for details of applications.

(i) DC/23/0062/VOC – Variation of Condition No. 2 of DC/21/0534/FUL – Refurbishment, alteration and additions to existing commercial and residential units. To include altering the internal ground floor commercial space. Extension of the ground floor Northern wing to create a Mews Cottage, currently part of the commercial space. Alteration and enlargement of an existing two storey apartment ‘The Lookout’ (on the first and second floors). Works will also restore original features to the existing elements to retain the buildings historical importance within the own – relace approved drawings 01666731 proposed ground floor plan, 01656672 proposed first floor plan, 01656675 proposed second floor plan & 01656662 proposed west elevation with 5842-1300-P01-Propposed ground floor plan VoC, 5842-1301-P01-Proposed first and second floor plans VoC and 5842-1302-P01-Proposed west elevation VoC, 17 Market Place.

(ii) DC/23/0075/VOC – Variation of Condition No. 2 of DC/21/0535/FUL – Refurbishment, alteration and additions to existing commercial and residential units. To include altering the internal ground floor commercial space. Extension of the ground floor Northern wing to create a Mews Cottage, currently part of the commercial space. Alteration and enlargement of an existing two storey apartment ‘The Lookout’ (on the first and second floors). Works will also restore original features to the existing elements to retain the buildings historical importance within the own – relace approved drawings 01666731 proposed ground floor plan, 01656672 proposed first floor plan, 01656675 proposed second floor plan & 01656662 proposed west elevation with 5842-1300-P01-Proposed ground floor plan VoC, 5842-1301-P01-Proposed first and second floor plans VoC and 5842-1302-P01-Proposed west elevation VoC, 17 Market Place.

The Committee sought clarification on the status of the bin store and of the holiday let which it was considered to be new to the application. There well may be effects on Neighbourhood Plan Policy.

Questions were asked as to where the fire escape had gone. A question for the LPA was had the application been looked at by a Fire Officer because there appears to be only one exit point far removed from the exit to the holiday let? There is no door into the laundry area and proposed changes to the holiday let are confusing. It was noted that the gate adjacent the stables had been removed and the Committee considered that the drawings relating to the first floor were not up to standard. General access and safety matters were considered unclear and reference back to the Case Officer seeking clarification were voiced.

There followed some advice from Cllr Jeans: planning has to be viewed in context and continuing dialogue with Suffolk Highways re double yellow lines should be continued.

Although much of what had been said related to previously raised concerns, it was felt important that residents raise matters with the ESC Ward Councillor in an attempt to expedite matters relating to traffic flow.

(iii) DC/23/0101/FUL – Single storey rear extension within the courtyard (likely to be PD according to the Pre-app Advice), the enclosure of the existing porch area beneath the existing balcony at the front of the house, and the conversion to an office/studio of the existing garage with its own WC and shower, and external store, Lantern Cottage, 4 Trinity Close.

There was no objection to this application, but the Committee requested a condition that it not be used for a holiday let.

b. ESC decisions and applications to ESC Committee. Noted.

c. Any new Planning Inspectorate Appeals Lodged? Nil.

d. Other planning matters as required.

ENF/22/0482/COND – 7 North Parade – it was noted that a new wall had been created, but that no planning enforcement would take place since it is considered to be an improvement on what was there previously.

DC/20/4932/FUL Childs Yard Demolition - the condition of Child's Yard should be considered as a watching brief since it is apparent that the remaining building that continues to deteriorate.

6. **Date of next Planning and Development Committee Meeting:**

Tuesday 7th February 2023 at 6pm.

There being no further business the meeting closed at 6.57pm.

Signed

Dated