

## SOUTHWOLD TOWN COUNCIL

### **Minutes of the Planning and Development Committee meeting held. at the Town Hall, Southwold on Tuesday 5<sup>th</sup> September 2023 at 6pm.**

PRESENT: Councillor  
“ R Temple (Chair)  
“ S Flunder  
“ V Gladwell  
“ P Goldsmith  
“ C Kerr  
“ M Wells

Also present 3 members of the public.

#### **BUSINES**

1. **Apologies:** To receive and approve apologies for absence.  
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 15<sup>th</sup> August 2023.**  
The Minutes of the meeting of Tuesday 15<sup>th</sup> August 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*).  
A resident voiced objections to item 6 and stated that it was questionable as to whether it was a lane. These would be new builds so would need to be for permanent use only as far as planning regulations are required.  
  
A resident spoke re 17 Market Place. This was going to be a dwelling, now as a garage.  
  
A resident spoke re 13 Wymering Road – no appropriate for a conservation area.  
Resident would like a map to make sure it is in the Conservation Area. New fence is not in keeping.
5. **Planning Matters:**
  - a. **To determine the Town Council response to the following applications:**  
*See attached for details of applications.*
    - i) DC/23/3092/FUL – Demolition of a single storey garage, Anfield House, 2 Strickland Place. STC property so no comment by STC.
    - ii) DC/23/3201/FUL – Single storey rear extension and detached garage conversion to form annex, 51 St Edmunds Road.  
Parking is insufficient to support the application – loss of a garage is being requested thereby increasing the need to park elsewhere on site. There are concerns that it is not

feasible to create sufficient parking spaces for the size of house/extra accommodation being requested. Creating of an annex must be subject to a condition that the annex must only be for uses ancillary to the main house. It is not to be enabled to become a separate residence. See N Plan 5.37-page 37 N PLAN POLICIES SWD7/ SWD4 apply – The Town Council REFUSES THIS APPLICATION.

iii) *DC/23/0297/FUL & dc/23/0298/LBC – Change of use of ground floor from former bank (Class E) to 1 dwelling (C3), 17 Market Place.*

Planning cttee response as follows; There are a number of applications for this site. All applications should be considered together – not to be considered as piecemeal applications.

How and where has this premises been advertised as a business premises – and for how long? What enquiries have been received? Has it been realistically and widely marketed as a business premises? The Town Council would wish to see data evidence of the marketing carried out on these premises.

Until such time as evidence of the above has been received the Town Council's original objection as attached still stands. REFUSE.

iv) *DC/23/3186/FUL & DC/23/2997/LBC – Listed Building Consent – Minor alteration to previously approved scheme, including: Replacing the existing Back Porch lean-to. Some opening up of existing structure to allow for reconfigured Loo adjacent Back Porch. Inclusion of thermal shutters to the Garden Room door DG.03 upon request from Building Control. Allowance for new stone copings to flat roof parapets and over external window WG.03 and Outdoor shower adjacent WG.06, Gun Hill House, Gun Hill.*

Planning cttee commented that this is a high-quality design – fully support.

v) *DC/23/3091/FUL – Update of remedial works to The Croft, including replacement windows + back door + rainwater pipes and gutters + soffits, fascias and bargeboards + perimeter fence, 13 Wymering Road.*

The upgrade of the windows in this Conservation Area is supported.

Brick wall – the application suggests that the brick wall will wrap around the property, and this will not be in keeping with the area. All 3 properties presently have similar fencing and greenery and enhance the uniformity of the area. The brick wall will not enhance or preserve this part of the Conservation Area or the property itself. The property is classed as being a house of significant interest – i.e., an arts and crafts property. Brick wall to be REFUSED.

vi) *DC/23/2955/FUL – Demolition of storage building and erection of 3 dwellings at Childs Yard.*

The access is restricted – the area is a yard – not a lane. As new builds these will require a principal residency clause. There is insufficient parking being provided. Lack of clarity regarding height – concerns re overdevelopment and overlooking into Buckenham Court, Old Chapel, Rosemary Cottage. Concerns over the party wall situation backing onto The Stables. This development is actually on differing levels – this is not clearly apparent in the plans. Concerns with regards to access/exit to/from the site. The access is of narrow width with a bay window from the shop encroaching into the available width – this will restrict the size of vehicles which can access the properties. N PLAN Policies - SWD4 SWD6 SWD7 SWD16 apply. REFUSE.

b. *ESC decisions and applications to ESC Committee. See attached.*

- c. Any new Planning Inspectorate Appeals Lodged.*
- d. Any licence applications/ decisions to consider.*
- e. other planning matters as required.*

6. **Date of next Planning and Development Committee Meeting:**  
Tuesday 19<sup>th</sup> September 2023 at 6pm.