



# SOUTHWOLD TOWN COUNCIL

Minutes of Planning Committee Meeting held on **Tuesday 26<sup>th</sup> November 2024 at 18:30.**

Present; Cllrs; Flunder, Gladwell, Goldsmith (Chair), Hurr.

Also, the Town Clerk and 7 members of the public.

## **1 - Apologies:**

To receive and approve apologies for absence - Apologies were received from Cllrs Palmer, and Temple - Approved. Apologies were received from Cllr Wells – Noted.

## **2 - Declarations of interest:**

- a. To receive any declarations of Disclosable Pecuniary Interest regarding the agenda.  
Cllr Gladwell re DC/24/3981/FUL
- b. To receive any declarations of Other Registerable Interests regarding the agenda. Nil
- c. To receive any declarations of Non-Registerable Interest. Nil
- d. To receive any request for dispensations regarding the agenda. Nil
- e. To receive details of any lobbying to members. Cllr had been invited to view the location of the proposed roof terrace at 4A Ferry Road from the property at no 4 Ferry Road.

## **3 - To approve the Minutes of the meeting held on Tuesday 19<sup>th</sup> November 2024.**

**The minutes of the meeting of 19<sup>th</sup> November were recommended for approval 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 spoke about the planning application for 4A Ferry Road. They advised that the application is for a roof terrace which, if approved, will mean that people will be able to see into the hall, kitchen, garden, of neighbouring property. It was noted that the architect has now advised that opaque glass will be installed – but this will not prevent overlooking from the terrace itself or by those who stand up, lean on the balustrade. Noise/ anti-social behaviour is also a concern – being a second home there is scope for it to be rented to third parties. It was stated that the application is contrary to the Southwold N plan.

A resident spoke about the application for 4A Ferry Road and advised members that they had not been consulted by ESC, but that they will have a loss of privacy and consider that the application will be intrusive.

## **5 - Planning Matters:**

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

### **DC/24/3728/FUL – 4A Ferry Road**

Southwold Town Council responds as follows;

No 6 Ferry Road have not been included in the neighbour consultation.

The public notice does not seem to have been put up yet.

This application is for more outside space by way of a roof terrace. Reference to other local properties having balconies is not comparable, due to the size of the terrace being requested in this application. No 10 does have a balcony, not a roof terrace, and from which there is no overlooking. There are concerns by neighbours about noise from the new area – and this concern is shared by the Town Council. Council is concerned about the loss of amenity and tranquillity for neighbours in this respect. The application will have a major impact to the CA and to local residents.

There will be significant over looking to neighbours from the roof terrace – overlooking into both no 4 and no 6 Ferry Road – both into outside and indoor spaces. This will create a loss of private amenity to both. The new suggestion of incorporating opaque glass is appreciated but will not prevent overlooking from above the height of the glass.

The application is situated close to the boundary of the property.

The addition of a roof terrace is considered excessive and over development.

The roof terrace will considerably alter the roof line – and is not in keeping with the surrounds within this CA. There is a loss of symmetry to the property within the proposed designs.

The application is contrary to both sections 528 and section 531 of the N Plan.

**The Town Council recommend that ESC REFUSE this application on the basis of the above.**

#### **DC/24/3847/FUL – 21 Church Street**

- 1) The Town Council is aware of the lack of parking but appreciates the rationale. The Council notes the licence arrangements to be created with Adnams regarding a cycle store and bin store – and would request a condition that this licence must be made available in perpetuity. If, as the licence suggests at present, this can be withdrawn by Adnams at any stage, there would then be no parking space, no bin store nor a cycle store available for the proposed property.
- 2) The property presently has a commercial use class – and a new residence is being created. Therefore, and in accordance with the Southwold Neighbourhood Plan, a condition will be required that the residential property can only be used as a principal residence – and the principal residence clause must apply to the site. (The property is not to be permitted for a second home or holiday let - as per N Plan policy).

**So long as conditions 1) and 2) as above are applied to this application, the Town Council would recommend that ESC supports the application.**

**DC/24/3840/DRC – May Place, South Green** No objection to this application.

**Dc/24/3839/LBC – 20 High Street** - No objection to this application.

**Dc/24/3981/FUL – 6 Strickland Place** - As the Town Council is the freeholder no comment was made on this application.

**b. ESC decisions** – Noted.

**c. Applications to ESC Committee.**

Coach House and 17 Market Place will be going to ESC Planning Cttee in Dec 2024.

**d. Any Planning Inspectorate Appeals Lodged.** Nil.

**e. Any licence applications/decisions to consider;** Nil.

**f. Any consultations to consider.** Nil

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

Tuesday 3<sup>rd</sup> December 2024 at 6.00pm

Signed ..... Dated .....