



SOUTHWOLD TOWN COUNCIL

Minutes of Planning Committee Meeting held on **Tuesday 22 October 2024** at 18:00.

Present; Cllrs Temple (Chair), Gladwell, Goldsmith, Wells.

Also, the Town Clerk and 2 members of the public.

Before the meeting started, LPA Officer Jamie Behling attended via Teams to explain the application for 17 Market Place.

The LPA Officer then left the meeting.

1 - Apologies:

To receive and approve apologies for absence - Apologies were received from Cllrs Flunder and Palmer.

2 - Declarations of interest:

a. To receive any declarations of Disclosable Pecuniary Interest regarding the agenda.
Declaration of Disclosable Pecuniary Interest – Cllr Wells in respect of 42 Pier Avenue, DC/24/3530/FUL

All councillors in respect of Town Hall Market Place – DC/24/3587/LBC

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. NIL

3 - To approve the Minutes of the meeting held on Tuesday 8th October 2024.

Planning Committee Minutes - 8th October 2024 - The minutes of the meeting of 8th October were approved 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).

There were 2 members of the public present who wished to speak regarding the application for 17 Market Place.

With regards to deliveries and servicing of the new business units, concerns were expressed with regards to increased traffic in Mill Lane and on the junction with Queen Street and the impact that these would have. It was suggested that the business use may be more extensive than originally envisaged and that the deliveries to the businesses could cause hazards and disruption.

5 - Planning Matters:

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

[DC/24/3305/FUL - First Southwold Group Headquarters, Might's Road](#)

Members noted that little information had been supplied as the site is not in a CA. There was no detail on materials – and members would ask that ESC ensure that the materials are complimentary to the area and surrounds.

[DC/24/3210/LBC - 6 South Green](#)

The response of the Heritage Officer was noted with regards to the rear window. The Town Council endorses these concerns and would ask that the application be amended accordingly.

[DC/24/3530/FUL - 42 Pier Avenue](#)

CLlr Wells did not take part in discussions on the following application;

Members advised that the height of the new build was not detailed within the plans submitted. Whilst a new structure would be an improvement on the existing, the cttee advised that they would not wish the new structure to have an adverse impact on the surrounding neighbours. The Design would seem to enhance the Conservation Area, but members would wish for clarity on the size of the new build, and its impact, before approval.

[DC/24/3587/LBC - Town Hall, Market Place](#)

All councillors had expressed an Interest in the planning application for the Town Hall so no discussion took place and, as per standard practice/ policy, no comments will be submitted to ESC.

[DC/24/3106/LBC - 17 Market Place](#)

Thanks were extended to the ESC planning officer for explaining this application and detailing the alterations which were being requested from previous applications.

Question was raised as to whether the Heritage Officer will be considering this application. Whilst acknowledging that extra retail/ business in the High Street would be very encouraging, access for deliveries was considered a concern at this particular location. The site had previously operated as a bank and as a bank, there were few deliveries required – but as a Class E premises it is envisaged that other business use would require more deliveries. There appears to be no location for deliveries to park onsite, and therefore any delivery will cause disruption at this key location in the High Street, either in the High Street itself or within Mill Lane. Parking for the residential unit was also considered a concern as access for 2 vehicles appears to be within a restrictive space with no turning circle. The Town Council would ask that ESC note the STC objection to this application on the grounds of traffic/ parking concerns as above.

- b. ESC decisions – see below. Noted.
 - c. Applications to ESC Committee. Nil at present.
 - d. Any Planning Inspectorate Appeals Lodged. Nil.
 - e. Any licence applications/decisions to consider; Nil.
 - f. Any consultations to consider.
- Article 4 Direction – Noted as approved.

6 - Date of next Planning and Development Committee Meeting:

To be confirmed

Signed Dated