



# SOUTHWOLD TOWN COUNCIL

Minutes of Planning Committee Meeting held on **Tuesday 8<sup>th</sup> July 2025 at 6pm.**

Present; Cllrs; Temple, Flunder, Gladwell, Goldsmith, Hurr, Palmer, Wells. Also, the Town Clerk, 2 representatives from Plaiçe Architects and 2 members of the public.

## **1 - Apologies:**

To receive and approve apologies for absence. Nil.

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

- a. To receive any declarations of Disclosable Pecuniary Interest regarding the agenda. DC/25/1867/ful. Cllrs Flunder and Gladwell as neighbours.
- b. To receive any declarations of Other Registerable Interests regarding the agenda. All Councillors as Trustees of the Common Trust.
- c. To receive any declarations of Non-Registerable Interest. Nil.
- d. To receive any request for dispensations regarding the agenda. Approval for Cllrs Flunder and Gladwell to speak on DC/25/1867/ful.
- e. To receive details of any lobbying to members. Letter had been sent to all members from applicant of DC/25/1867/ful. Correspondence had also been received from Cllr Redington.

## **3. To approve minutes of meeting of 17<sup>th</sup> June 2025.** 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).*

A member of the public advised that they were concerned about the proposals and would oppose on the grounds of; design, overdevelopment and out of keeping for the Conservation Area. Brick façade will not be in keeping / character (p7 Heritage Report). Roof ridge is higher than existing. Pool noise will be detrimental. Chimney is out of place. Access and safety – damage will be created on the Common. Safety of the public on the public footpath and track along Strickland Place will be affected. Construction vehicles will have an effect on foundations of other local properties.

Chris Game, Plaiçe Architects spoke on behalf of the application and advised that this will be primary residence. Design has been set as per pre-app information. Information provided by the architect included that the existing property has a bathroom and 2 bedrooms on the first floor. Southwold Conservation Assessment says surrounding properties = original and this application is for an original aesthetic.

Central section = lower than existing.

Swimming pool – will have noise buffeted.

## **5. Planning Matters:** a. To determine the Town Council response to the following applications: *See below for details of applications*

**DC/25/1867/FUL - Woodleys, The Common** – Southwold Neighbourhood Plan Policy 6 = Design and it was noted that this had not been referred to in the application and is the key concern for STC. Councillors expressed disappointment that the Common Trust had not initially been consulted.

Discussion by members included comments below;

Swimming pool is in the wrong place. Design is not in keeping. Should incorporate more stone/brickwork. Access via the Track is not in keeping with the scale of the works required. Gate/wall needs to be increased in width and this will be detrimental.

Design issues – no eaves. More cobbles needed on the proposed design. Design needs to be more reflective of a chalet style.

See Historic England and SCC replies – STC has same concerns.

Too industrial design. Too functional. No character. In the Conservation Area. Surrounded by properties with character. Environmental issues = swimming pool. Digging down to create a floor under the ground will create excavation issues foundation issue for others.

Too functional/industrial looking.

Design is not in keeping with the Neighbourhood Plan. Is not in keeping with the Paddock and will therefore be contrary to Neighbourhood Plan design requirements.

In summary it was agreed that the application has; “not maximised opportunities to improve design” (see Neighbourhood Plan Policy).

- Height needs to be lowered
- Proximity to significant listed buildings is a concern
- Chimney is not in keeping
- Access is a concern
- Damage to the common is a concern
- There would need to be a management plan for access and remediation/reinstatement of the common.

It was agreed by all to recommend that ESC REFUSE THE APPLICATION on the basis of the above.

## **Trees**

DC/25/2566/TCA - Anfield House, 2 Strickland Place. Noted

**b. ESC decisions** – see below SCC/0118/24W - Reydon AD Plant, Adnams Eco Distribution Centre. APPROVED. Noted.

**c. Applications to ESC Committee.** Nil

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

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

**Bloom, 25 High Street** – Licence application. Noted. No objections.

**Jakery Bakery, 38 High Street** - *Pavement Licences are now legislated under the Levelling Up & Regeneration Act 2024, should this application be granted the licence will last for 2 years.*

The application does not meet with STC policy.

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

**g. Other Matters:**

**East Suffolk Planning Forum** - *open to Chair/1 other member. Wednesday 23rd July 2025 from 9.30am to 12.30pm at East Suffolk Council Riverside Office.* Noted.

**Southwold Fish & Chip Company signage and flagpole** – This is in a conservation area and there does not appear to have been any planning application. LPA to be advised. And licensing to be contacted regarding the tables and chairs.

**Open Reach Pole** - Park Lane. Members noted the correspondence received on this matter. STC is not a statutory consultee.

Previous Application for carousel on the prom. The applicant had made contact with a member of the cttee and asked that a trampoline be permitted on the prom this year as the carousel would not be ready. No formal planning application has yet been received. STC to ask LPA whether a formal application has been submitted if required.

**6 - Date of next Planning and Development Committee Meeting:** Tuesday 22<sup>nd</sup> July 2025 at 6pm.

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