



SOUTHWOLD TOWN COUNCIL

Minutes of Planning Committee Meeting held on Tuesday 18th August 2026 at 6pm.

Present; Cllrs; Flunder, Goldsmith (6.05pm), Redington (6.05pm), Temple and Cllr Gladwell. Also present the Town Clerk.

There were also 4 members of the public in attendance.

Meeting started at 6.05pm – not quorate before then.

1. Apologies:

To receive and approve apologies for absence. Cllr Hurr provided apologies. Noted.

2. Declarations of interest:

- a. To receive any declarations of Disclosable Pecuniary Interest regarding the agenda. Cllr Gladwell re 6 Strickland Place tree.
- b. To receive any declarations of Other Registerable Interests regarding the agenda. Cllr Temple – Trustee of the Fox Trust who own a property on Pinkneys Lane.
- 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 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).

Architect for the applicant of Centre Cliff spoke. Applicant will work with the planning officer to deal with comments and any material amendments. Will be primary residence. Site is not significantly visible from nearby. Is identified as open space in several planning documents but will retain much open space. Low density scheme. Would expect materials to be a planning condition.

A member of the public spoke against the Centre Cliff application. Heritage Statement misses the aspect of how it looks from East Street. Would transform the heart of Southwold.

4. To approve the Minutes of the meeting held on Tuesday 4th August 2026.

Approved by all.

5. Planning Matters:

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

[DC/26/2412/FUL](#) – Centre Cliff, South Green

Proposal: *Detached self-build dwelling with detached garage/store.*

Discussion about the site location and size of the build and view of site from other areas. It was noted that it is mostly single storey with hipped roof but that the roof height from East Street might alter the look of the street scene. The aspect looks high from East Street. There were doubts about the footprint being only 20-25% of development site. But low density is good. From aspect of the Reading Room/East Street the mass will affect visible area.

It was noted that there is a ground slope within the site in view of plot ground slope the height is a concern in comparison to the area around it. Won't see the existing chimneys of other properties from the Reading room. Can the height be reduced? Height inside the site is approximately 1m above the road surface.

It was agreed that STC would respond as follows;

STC would support a property being built. But there is concern around height/view from East Street. There are no comments yet from the Conservation Officer, and STC would like to see these. Concerns re the massing and site location of the building. First time that an application has included solar panels on a new build but believe ESC will support them even on a new build within a Conservation Area.

Members of the public left the meeting.

DC/26/2700/FUL – 9 Pinkneys Lane

Proposal: *Alterations and extensions to form a 2 bedroom dwelling.*

Members noted the Highways objections.

2 bedroom means extra cars which cannot be located on site .

It was agreed that STC would request for it to be primary residence but no major objection to the application.

Trees

DC/26/2715/TCA – Liscarrol, 6 Strickland Place

Proposal: *1 row of Bay (marked T1 on submitted plan) – reduce to 2m from ground level. 1 Holly (marked T2 on submitted plan) – light trim. 1 Lime (marked T3 on submitted plan) – remove low limbs overhanging garden. 1 dead Holly (marked T4 on submitted plan) – fell. Noted.*

b. ESC decisions – *see attached*. Southwold Pier application has been approved but the decision notice is not yet available on the ESC site.

c. Applications to ESC Committee. Next meeting Tuesday 25th August 2026 – no Agenda at present.

d. Any Planning Inspectorate Appeals Lodged. 17 Market Place. No update.

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

f. Any consultations to consider. Nil.

g. ESC Enforcement action updates; Nil.

h. Note to ESC Ward Cllr Beavan that notifications to neighbours for recent planning applications have not included many obvious neighbours.

6. **Date of next Planning and Development Committee Meeting:**
Tuesday 8th September 2026 at 6pm.

Signed

Dated