

SOUTHWOLD TOWN COUNCIL

Minutes of the Planning and Development Committee held in the Council Chamber. at the Town Hall, Southwold on Tuesday 3rd May 2022 at 6 pm.

PRESENT: Councillor
“ S Flunder
“ P Goldsmith
“ J Jeans (Chairman)
“ W Windell

Also present – Town Clerk. There were no members of the public.

BUSINESS

1. **Apologies:** To receive apologies for absence. Apologies were received from Cllr Sutton and Cllr Temple. Cllr Sutton has advised that he will be withdrawing from the committee.
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.* N/A.
3. **To receive and approve Minutes of meeting held on Tuesday 19th April 2022.**
On the proposal of Cllr Windell, seconded by Cllr Goldsmith it was RESOLVED to approve the Minutes of 19th April 2022. All agreed.
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 no members of the public present.
5. **Planning Matters:**
 - (a) **To determine the Town Council response to the following applications:**
 - (i) *DC/22/1426/FUL – Widening of existing single storey extension and changing of pitched roof profile to a flat roof with lantern light over the enlarged extension, 45 Marlborough Road.*
Pre-application advice has been provided. There were no objections to this application.
 - (ii) *DC/22/1400/FUL & DC/22/1401/LBC – Listed Building Consent – Convert the existing outbuilding into an additional living space and refresh both the ground and first-floor layouts of the main dwelling including new French doors to the existing modern extension linking the internal and outside spaces, 3 Mill Lane.*
It was acknowledged that there was a good Heritage Statement from Ruth Summers in the documents. No one is overlooked at the rear and there is no impact on anyone. The application is improving the insulation and creating additional living space. NB – note that the additional living space should be ancillary and remain

part of the existing house. Application seems modest and sympathetic. Outbuilding = becoming additional living space and is deemed of medium/high significance. Following discussion members agreed that they would want to ensure that this unit is not permitted to become an additional independent unit but remain part of the existing dwelling. Materials to be concise. French doors with fixed side panel to be as per the drawing.

- (b) *ESC decisions and applications to ESC Committee.* Noted – as circulated.
- (c) *Any new Planning Inspectorate Appeals Lodged?* Nil.
- (d) *Other planning matters:* Cllr Jeans explained that she had received Neighbourhood Plan correspondence from a member of the public re 62 Stradbroke Road (recently sold through Flicks). Cllr Jeans advised that if it is intended that this property now become a holiday home this could be a test case for the Neighbourhood Plan policy. But would need to gather evidence about future use of the property i.e., was it only holiday use and would then need to compare with other inspector decisions across the country. Much research would be required for evidence of use, and this will require the assistance of neighbours.

Cllr Goldsmith advised that a holiday let is presently determined by whether it is advertised as “available” for 201 days/year.

The Chair asked members for their views and whether the cttee should write to the MP to request restrictions on holiday letting as landlords are taking rental property off the rental market and making the property available to holiday let instead.

After full discussion it was agreed by all to draft a letter and to find out whether other places have the same issues. It was noted that there is substantial tax benefit to holiday let rather than to let to local people.

6. **Date of next Planning and Development Committee Meeting:** Tuesday 24th May 2022.

There being no further business the meeting closed at 6.33pm.