

SOUTHWOLD TOWN COUNCIL

Minutes of the Meeting of the Planning and Development Committee held in the Committee Room at the Town Hall, Southwold, at 7.00pm on Tuesday 9th October 2018

PRESENT: Councillor W Windell (Chairman)
 “ I Bradbury
 “ S Flunder
 “ J Jeans
 “ D Palmer

Also present: 5 members of the public and the Town Clerk.

BUSINESS

1. **Apologies:** Apologies were received from Cllr Tucker and the High Steward.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
There were no Declarations of Personal Interest.
 - b) *To receive any declarations of Pecuniary Interest regarding the agenda.*
There were no Declarations of Pecuniary Interest.
 - c) *To receive any request for dispensations regarding the agenda.*
There were no requests for dispensation.
 - d) *To receive details of any lobbying to members.*
Nil.
3. **To receive comments from Southwold electors on matters on the agenda (each elector will be allowed a maximum of 3 minutes).**

A member of the public spoke regarding DC/18/2428/FUL – 3 White Point, Eversley Road. The resident advised that the application would set a precedent for this part of the Conservation Area. The resident advised that the glazed pavilion would be intrusive to other properties and can be seen from various roads within the vicinity. Other residents have not got the need for such a feature on their own properties and it was felt therefore that there was no need for this aspect to be incorporated. The application does not make any improvement to the Conservation Area. The resident requested that both the Town Council and Waveney District Council take note of the views of full-time residents who have concerns about this application.

Another resident spoke regarding the application above. A copy of their objections has been sent to WDC and a copy was provided to the Town Council. In summary the resident advised that the application will create a loss of privacy and that the application is overbearing on neighbouring properties. 3 previous applications incorporating such a request at this property have been refused and it was considered that there was no reason to support this application.

Mr Rob Bull, the agent for the application DC/18/2428/FUL advised that he had submitted the application on behalf of his client. He explained that the applicant wants to use the roof space. He confirmed that there would be no facilities for it to be turned into additional accommodation. Mr Bull suggested that “overlooking” is not a valid reason for refusal, as the property is already in existence. Mr Bull explained that the application is an attempt to enhance the use of the roof terrace.

The proprietor of Rutland Cottage, Bank Alley spoke with regards to DC/18/3777/FUL. He advised that he has had the cottage since 1997 and uses it as a private second home. The application seeks to extend the living room and provide additional toilet facilities. The extension cannot be seen from Bank Alley. The applicant advised that the extension will improve the outlook from the garden i.e. the back of Black Olive. The applicant advised that it is their intention to retire to Southwold and live in this property.

4. **Minutes-** *To confirm the minutes of the meeting held on 4th September 2018.* **It was RESOLVED by all to approve the Minutes of 4th September 2018.**

5. **Planning Matters:**

(a) To determine the Town Council response to the following applications:

- (i) *DC/18/3557/FUL – Demolition of existing rear extension and replacement with new two storey extension, conversion of roofspace and internal alterations, 42 Hotson Road, for Mr T Chapman.*

The Planning Committee commented as follows:

Design – design is a concern as the proposal is for a dominant 2 storey extension. The house is in a prominent position and the extension would be visible to a large surround. The extension needs to be sympathetic to the existing house and the surrounding area. The proposed application is not in character with the surrounds and would create an incongruous design.

Parking – the application creates a 2 bedroom extension and therefore additional parking requirements will need to be provided.

The application is contrary to Paragraph 127 (b) and (c) and Paragraph 130 of the NPPF.

Paragraph 48 of the NPPF states “48. Local planning authorities may give weight to relevant policies in emerging plans according to: a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).”

Our new Local Plan’s Policy WLP8.29 – Design states:

“Development proposals will be expected to demonstrate high quality design which reflects local distinctiveness. In so doing proposals should:

- Demonstrate a clear understanding of the form and character of the built and natural environment and use this understanding to complement local character and distinctiveness;
- Respond to local context and the form of surrounding buildings in relation to:
 - The overall scale and character
 - Layout
 - Site coverage
 - Height and massing of existing buildings
 - The relationship between buildings and spaces and the wider street scene or townscapeAnd by making use of materials and detailing appropriate to the local vernacular.

It is therefore considered that this application is contrary to the above and it is suggested that WDC seek to refuse the application on the above mentioned grounds.

- (ii) *DC/18/3607/FUL – Construction of single storey extension to provide additional bedroom/living accommodation, 10 Ferry Road, for Mr A Evans.*

The Planning Committee considered that the materials being suggested are not in keeping and that cedar clad wood would be more visually acceptable than brick and would suggest that WDC request this of the applicant.

- (iii) *DC/18/2428/FUL – Construction of glazed pavilion to roof terrace at 3 White Point, Eversley Road, by Mr D Munro*

The Planning Committee made the following comments:

Design – the proposals repeat the problems within the existing structure.

Rooftop terrace/balconies may be a feature of some properties, but they are not used and therefore functionality must be questionable. This addition is an unnecessary feature that would detract from the original design and does not improve or enhance the conservation area. Privacy to the neighbouring community would cause significant concern.

The Planning Committee felt that this application should be regarded in the same manner as the previous applications which have all been refused and WDC are requested to bear in mind the reasons given for previous refusals. The Town Council would support the objections raised by residents of which WDC are aware and would recommend that WDC seek to refuse the planning application on the basis of all of the above.

- (iv) *DC/18/3777/FUL – Construction of single storey extensions, including replace and resite screen fence and gate at Rutland Cottage, Bank Alley for Mr and Mrs Rogan.*

The expectation of the Planning Committee is that all of the materials will reflect the original material/style/design of the building and that there is to be no impact on parking.

- (v) *DC/18/3665/FUL – Construction of a single storey kitchen and garden room extension to rear, 17 North Parade, for Mr P McCarthy.*

The Planning Committee has concerns about the impact of loss of amenity i.e. light to the neighbours. The Planning Committee would advise that aspects of this application are contrary to the emerging Southwold Neighbourhood Plan.

- (vi) *DC/18/3638/LBC – Listed Building Consent – Reinstatement of first floor sash windows to the north east and south west elevations, Stone House, Gun Hill, for Mr J Hopkins.*

The Planning Committee has no adverse comments regarding this application.

- (vii) *DC/18/3790/FUL – Alterations and improvements to the annex, Eastings, 5A Pinkneys Lane, for Mr & Mrs S G Gambold.*

The Planning Committee advise that this application will result in the loss of 2 garages and that no parking will therefore remain on site. This is contrary to the emerging Southwold Neighbourhood Plan. There is little off-street parking available in this part of town and no off-street parking directly available close to

the property. The Planning Committee would therefore suggest WDC seek to ensure that parking remains on the site of this application.

(viii) *DC/18/3928/FUL – Construction of a single storey rear extension, roof conversion, internal alterations, 18 St Edmunds Road, for Mrs Elaine Gill.*

The Planning Committee commented as follows:

Design – design is contrary to the policies contained within the emerging Southwold Neighbourhood Plan and specifically those aspects of the area detailed in the Character Area Assessment. The wide extension is out of character to the area and not in keeping with the surrounds. An agreement to this application would set a precedent for this area and this is not acceptable. The design is contrary to the pattern of development for the area. The property is very visible from the Duncans Yard area and from the properties that are presently being built there. This property is presently a high quality but simple design social housing which is uniform, and the potential changes will adversely affect the design of both this property and the surrounding street scene/landscape.

Parking – This is presently a 2 bedroomed property and the application seeks to increase it to 4 bedrooms with no extra provision for parking. This is contrary to the emerging Southwold Neighbourhood Plan.

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It is therefore considered that this application is contrary to the above and it is suggested that WDC seek to refuse the application on the above mentioned grounds.

- (b) To receive decisions from WDC on previous planning applications:
DC/18/3081/TCA - 14 Barnaby Green - WDC Decision: No objections
DC/18/2964/FUL – 82 Pier Avenue - WDC Decision: Permitted
DC/18/3082/TCA – 68 North Road - Application withdrawn.
DC/18/3283/AME - The Old Southwold Hospital - WDC Decision: Permitted
DC/18/3104/FUL – 37 High Street - WDC Decision: Refused
DC/18/3076/FUL – 31 St Edmunds Road - WDC Decision: Permitted
DC/18/3145/AND – 31 High Street - WDC Decision: Permitted

Noted.

(c) Any other planning matters

- *To consider WDC Planning Cttee agenda items of relevance to Southwold*
- *Any other Planning matters/ Enforcement matters raised since last meeting including outstanding change of use applications – signage/tables and chairs on pavements. The Planning Committee are scheduled to meet with the assistant Enforcement Officer later in the week to discuss outstanding enforcement matters. These will include Blackshore, Ferry Road properties, signage on the Kings Head, frontage at White Stuff, signage at Mountain Warehouse, North Road garages change of use, and the change of use of the flower shop in Church Street.*
- *Future meeting with enforcement officer. See above.*
- *WDC Local Plan – examination timetable. The examination timetable has been received. The Town Council have no matters to present to the public examination.*
- *Landscaping Scheme for corner Mights Road/Pier Avenue. Cllr Palmer advised that a map of the utilities/services on the site can be obtained online. A BT cabling map will cost in the region of £60. Louis Champain has been asked to draft a preliminary planting scheme for consideration by Councillors before submitting to Alistair Thomas. The scheme will include the painting of the bus shelter. It is the intention that Alistair Thomas then commission Louis Champain direct to undertake the works.*
- *Suffolk Design Guide consultation to 31st October 2018. It was suggested that Cllr Windell and Cllr Jeans respond to this consultation on behalf of the Town Council. Agreed by all.*
- *East Anglia One North, Offshore Windfarm – statement of community consultation provided for all.*

6. **Urgent Business:** to act upon any matter of a planning urgency, within the meaning of the Standing Orders, which may be brought to the attention of the Committee with the consent of the Chairman previously obtained.

Nil

7. **Date of next Planning and Development Committee Meeting:**

Tuesday 23rd October 2018 at 7pm at the Town Hall. Apologies were received from Cllr Bradbury and Cllr Flunder. In view of the possibility of a lack of quorum this meeting may be rescheduled to 6th November 2018.

There being no further business the meeting closed at 8.45pm.

Chair

Date