

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 5th February 2019

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

Also present: The High Steward, the Town Clerk and 6 members of the public.

BUSINESS

1. **Apologies:** There were no apologies for absence.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
Cllr Tucker declared a Personal Interest in relation to item 5(c) – DC/18/2428/FUL appeal on 3 White Point.
 - 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.*
Nil.
3. **Minutes-** *To confirm the minutes of the meeting held on 22nd January 2019. On the proposal of Cllr Bradbury, seconded by Cllr Palmer It was RESOLVED by all to approve the Minutes of 22nd January 2019.*
4. **To receive comments from Southwold electors on matters on the agenda (each elector will be allowed a maximum of 3 minutes).**

A resident spoke with regards to the appeal for 3 White Point – copy of his notes provided to the Town Clerk. Another resident also spoke against the appeal. Both residents will forward their comments direct to the Inspector.

The resident of 48 Victoria Street spoke re the planning application for 46 Victoria Street. The resident expressed concerns about the conservation aspects of the planning application specifically the red brick wall that adjoins the two properties. The resident and her son had both sent in letters of objection to the Town Council and to WDC.
5. **Planning Matters:**
 - (a) **To determine the Town Council response to the following applications:**
 - (i) *DC/19/0202/FUL – Rear and side extension with a flat roof incorporating 3 roof lights with the rear elevation having a sliding door and window above which is a parapet wall.*

The eaves height is between 2.5m and 3m. No change of use is required. Work has already started on refurbishing the existing property but no work has yet been undertaken that requires planning permission. The garden is approx. 14m in length, of which the rear extension will take up approx. 3m. The side extension will run to the boundary fence line, 37 Stradbroke Road, for Mr S Gibbons. Concerns were expressed that this application was not improving or enhancing the Conservation Area. Re the flat roof rear extension – it was considered that there was no reason to object to this proposal but that a request be made that the materials should reflect the existing bricks. Re the side extension – members expressed concern that due to the lack of information the impact on neighbours could not be ascertained as there was no information about the height of the existing boundary wall, what it was made of and how the extension will impact over and above the boundary. It was suggested that the Conservation Area Officer be asked to consider this aspect of the application. Members felt that the application did not provide sufficient information to enable them to make a fully considered recommendation and that they would like to have more information provided to enable them to consider this in a full measured and objective manner.

- 2) *DC/19/0220/FUL & DC/19/0221/LBC – Listed Building Consent – Renovate the decrepit garden store and extend it to create a usable garden room accessible from the main house, 46 Victoria Street, for Mr J Hedges.*

Members were advised that all historic walls are deemed as being significant when they are in the Conservation Area and that the conservation assessment protects all such wall which have a historic element. The wall will therefore need to be preserved.

It was considered that this application would have a substantial impact on the amenity of the neighbours with the result being that the neighbours would be totally enclosed. The lack of sense of space will be caused by an overdevelopment of the area.

It was unanimously agreed to recommend that WDC REFUSE the application. It was suggested that both the Planning Officer and the Conservation Area Officer visit the site to assess the impact of the application and to relate to the comments made above.

- 3) *DC/19/0263/FUL – Sash windows to front replaced with like for like double glazed wooden sashes – with vertical glazing bars added to match houses opposite. Numbers 2 & 4 Lorne Road. Fauz hinges removed from front door, The Snug, 5 Lorne Road for Mr A Reith.*

Members advised that they had no adverse comments to make regarding this application.

- (b) To receive decisions from WDC on previous planning applications:

DC/18/4753/DRC – The Old Hospital, Field Stile Road

DC/18/5143/DRC – Hill House (formerly 27 South Green), Constitution Hill

DC/18/5010/DRC – Commoners, Spinners Lane

Noted.

- (c) Any other planning matters

- *To consider WDC Planning Cttee agenda items of relevance to Southwold.* Nil.
- *Other Planning matters/ Enforcement matters raised since last meeting.* Cllr Bradbury had provided photographs of a matter relating to 20 Station Road which will need considering further. Cllr Bradbury will prepare a report. Cllr Bradbury will also prepare a report regarding the fencing within Pier Avenue. Cllr Windell advised that the Committee Members had met with SCC to discuss the possible enforcement of street furniture on the pavement. The County Council will provide outline letters that can be sent to businesses and if no action

is taken and there are serious concerns about obstruction, SCC will then take enforcement. Beccles Town Council are also considering this approach and working with the County Council in the same manner.

Cllr Flunder asked whether the Town Council had had any response from the Planning/Enforcement Officer regarding the balcony erected on the building 5 Victoria Street. The Town Clerk advised that no further response had been received.

Cllr Tucker advised that with regards to the cycle lane along North Road, SCC had advised that cars are able to park in a lane which has a dotted line. A TRO would be required to make this a solid line and hence create a cycle path in which cars could not park. It was considered that this was important due to the houses being built along North Road. This matter will be referred to the Highways & Footpaths Committee.

Cllr Flunder advised that the edging of Skilmans Hill has come away from the road due to erosion and builders vans etc and asked that the Common Trust/Highways & Footpaths Committee consider this matter. Cllr Palmer advised that placing some kind of border along the bottom of the grass i.e. old telegraph poles/railway sleepers to protect the edging. Common Trust to consider this further.

Cllr Jeans also asked that the grass area around Stone House and Hill House be looked as erosion there is also being caused.

- *Landscaping Scheme for corner Mights Road/Pier Avenue - update.* The area has been cleared. Brickwork repairs will be made to the wall.
- *Roofing works on properties at Market Place* – Cllr Tucker advised that a parking scheme will be agreed with the contractor.
- *Appeal by Mr Munro re DC/18/2428/FUL –3 White Point, Eversley Road.* Following the public contribution in the earlier part of the meeting, it was suggested that new information has come to light that would enable the Town Council to send another response to the Planning Inspector. Cllr Flunder suggested that it would be important for the Inspector to visit the site to see the harm that the application could make to the Conservation Area and its surrounds. It was agreed by all that Cllrs Bradbury and Flunder will draft a response for the appeal which would be brought to the next Planning Committee meeting.

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.

Cllr Jeans advised that the Conservation Area Appraisal is now over 10 years old and its validity is at stake if it is not updated. This has been mentioned previously to the WDC Planning Department. It was agreed that a letter would be sent to Philip Ridley (copies to Stephen Baker and David Ritchie) to insist that a new CAA be undertaken as a matter of urgency in view of the implications that this has for Southwold.

7. **Date of next Planning and Development Committee Meeting:**
Tuesday 19th February 2019 at 7pm at the Town Hall.

There being no further business the meeting closed at 8.20pm.

Chair

Date