

SOUTHWOLD TOWN COUNCIL

Minutes of the Planning and Development Committee held on Tuesday 20th October 2020 at 4pm via Zoom.

PRESENT:	Councillor
	“ D Beavan
	“ I Bradbury
	“ S Flunder
	“ M Ladd
	“ J Jeans – Chairman
	“ W Windell

Also, present: The Town Clerk and 3 members of the public.

BUSINESS

1. **Apologies:** Apologies were received from the High Steward.
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.*
Nil.

Cllrs Bradbury and Flunder advised that Mr Bolton has spoken to them both re White Point.

3. **To receive and approve Minutes of meeting held on Tuesday 6th October 2020.**
On the proposal of Cllr Windell seconded by Cllr Flunder **it was RESOLVED by all** to approve the Minutes of the meeting held on Tuesday 6th October 2020.
4. **To receive comments from Southwold electors on matters on the agenda** (*each elector will be allowed a maximum of 3 minutes – to a total maximum of 10 minutes*).
Ms Rix-Meo spoke regarding her planning application for 9 Trinity Street of which she is the sole owner of the property. There is a holiday let upstairs and a retail unit on the bottom. She had tried to let the unit out for retail, but no-one came forward and she then set up a gift shop herself. This is the only shop on Trinity Street and therefore the footfall is low and due to Covid implications that applicant cannot keep the shop open. To keep and maintain the property she would like to make it a disabled holiday let - see application re details of bin store
5. **Planning Matters:**
 - (a) **To determine the Town Council response to the following applications:**
See attached for details of applications.
 - (i) *DC/20/3771/FUL - Removal of existing conservatory frames and roof and replacement with new UPVC frames, doors and windows. Replacement of ground floor window to rear elevation, Avocet Cottage, 70 Victoria Street.*

Plans have now been made available and Cllr Jeans talked through them. The conservatory is at the rear and there does not appear to be material planning grounds for refusal by ESC. The Planning Committee had no objection but would have preference for wood instead of UPVC.

(ii) DC/20/3924/LBC – Listed Building Consent – Alterations in connection with the proposed change of use for the top two floors of current retail premises to re-convert them into living accommodation being a two bedroom, two storey flat, including new windows at rear of property, new doors, raising eaves by 300mm at first floor level, to form kitchen and access to outside, new staircase with maintenance of old staircase and provision of balcony and erection of balustrading (Separate planning permission applied for balcony), 66 High Street.

Cllr Flunder advised that the Town Council had previously agreed the application for this property but planning officers had concerns about internal constriction. The application was therefore withdrawn and has now been slightly amended and resubmitted.

The planning cttee advised that they had no adverse comments on this application.

(iii) DC/20/4044/FUL – To erect clear glazed balustrade panels on existing flat roof with access to first floor flat in order to safely utilise the same as a roof terrace, 66 High Street.

There were no objections to this application.

(iv) DC/20/4001/FUL – Conversion of ground floor shop into holiday let for disabled use, 9 Trinity Street.

Cllr Jeans talked through the plans. Cllr Ladd asked about the proposed disabled bay for parking. The applicant acknowledged that there is a bottleneck on the street and there is a yellow line outside the property. Cllr Ladd as SCC ward cllr advised that all applications for a disabled bay must have a blue badge registered to the applicant and suggested that the applicant check the guidelines herself with SCC.

Cllr Windell asked about the fire protection works. The applicant advised that the ceiling between the retail and residential area has fire proofing on ceiling in accordance with building regs. Downstairs there were no major construction works taking place.

Discussion re the application. Cllr Ladd said it was sad about the loss of shops in Trinity Street and would be nice if there could be a mention of the name of Baggott's the butchers who used to be there.

Cllr Flunder asked about heating. The applicant advised that there was no gas, but that the property had modern electrical storage units.

Cllr Jeans advised that parking would be an issue for any residential property in this area and a disabled bay would be key. The applicant advised that the holiday let would only be for 2 people and that the pre-planning application stated that it should therefore be acceptable as it would only need to cater for one car within the town or outside the property.

Cllr Jeans advised that this would be visitor accommodation and that a car parking space would need to be provided somewhere for this property. Cllr Jeans also advised that SCC do not consider Southwold as a sustainable location and the precedent is that they would not deviate from their standard parking policies. Cllr Ladd asked about the potential disabled bay outside the property and what would happen if a space outside was not made available by SCC. The applicant advised that parking information would be provided to the prospective holiday lets.

The Chair of Planning cttee advised members that there is a neighbour objection from number 7 Trinity Street regarding the lack of rights over the drive to the bins. The applicant advised that they do have a right of way over the drive to access the bins and the

bins would not need to be put out on the pathway, but would be privately collected from the rear of the property.

Cllr Beavan suggested that the applicant could try and get the parking bay first in order for the application to be considered.

Cllr Flunder advised members that although the application refers to it being a 'disabled' holiday let, the use class would enable the property to be used for disabled or non-disabled holiday let for which parking should be made available as it is for a holiday let premises.

Cllr Jeans explained that the emerging neighbourhood plan has policies which set out clearly about holiday lets as well as parking. See Chester Road application for the precedent re parking (holiday let). Cllr Ladd said it would be inconsistent for the Town Council to support the application due to policies in the Town Council emerging neighbourhood plan. Cllr Ladd suggested that the Town Council could make comments and then leave it to the LPA to decide.

Discussion took place - The cttee acknowledged that this was a complex application as although they might like to support it, the change of use to holiday let and the lack of a parking space means that regrettably they could not support this application as it is not consistent with a) precedents, b) neighbourhood plan policies re lack of parking spaces / holiday lets - but do see the benefits of providing specific disabled accommodation for visitors.

(b) *Any ESC decisions and matters considered by referral panel? – see attached ESC decisions.*

DC/20/2971/FUL 17A East Street. Noted

(c) *Any new Planning Inspectorate Appeals Lodged?*

Appeal decision – 5 Youngs Yard has been successful. The Town Clerk to write to Joe Blackmore at the LPA as the Town Council were not aware of the appeal being lodged.

Re 3 White Point – Cllr Beavan has been in touch with ESC enforcement officer re the discrepancies on materials being used which have been highlighted by a resident.

Cllr Flunder advised members that a recent news report states that the Welsh are advocating need for planning permission for the purchase of second homes. Cllr Flunder will forward the article to all committee members. Cllr Beavan stated that he has been pushing for this suggestion to be considered at Government level.

(d) Other planning matters: Nil

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 3rd November 2020.

There being no further business the meeting closed at 4.50pm.