

SOUTHWOLD TOWN COUNCIL

Minutes of the Planning and Development Committee held on Tuesday 16th February 2021 at 4pm via Zoom.

PRESENT: Councillor
“ I Bradbury – arrived 4.15pm
“ S Flunder
“ J Jeans – Chairman
“ M Ladd
“ P Goldsmith
“ W Windell

Also, present: The Town Clerk and 7 members of the public.

BUSINESS

1. **Apologies:** Apologies for absence were received from the High Steward.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
Cllr Jeans declared a personal interest regarding DC/21/0324/FUL Hillside, Skilmans Hill.
 - 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.*
3 White Point – Cllr Flunder.
Note letter from Mr Bolton circulated to all.
3. **To receive and approve Minutes of meeting held on Tuesday 19th January 2021.**
On the proposal of Cllr Windell seconded by Cllr Bradbury **it was RESOLVED by all** to approve the Minutes of the meetings held on Tuesday 19th January and Tuesday 2nd February 2021.
4. **To receive comments from Southwold electors on planning matters on the agenda** (*each elector will be allowed a maximum of 3 minutes – to a total maximum of 10 minutes*).

There were no comments from electors.

5. **Planning Matters:**
 - (a) **To determine the Town Council response to the following applications:**
Applications.
 - (i) *DC/21/0324/FUL – Replacement windows, Hillside, Skillmans Hill.*
No adverse comments.
 - (ii) *DC/21/0404/FUL & DC/21/0405/LBC – Listed Building Consent – Ground floor alterations to existing commercial area and new rear access to restored residential use of first and second floors involving change of the current use there, 61 High Street.*
This is a Grade II Listed building.

There is still no Heritage Statement within the papers.
See the Town Council response of January 2017 on this building.
It was noted that parking will be an issue.
Cllr Flunder asked whether the design has changed? Cllr Jeans advised that one window has been added.

Queries re design:

Cllr Flunder asked about the access to the bathroom/toilet and queried about party walls and Cllr Goldsmith asked where the staff toilets now are on the ground floor. Cllr Jeans advised that Ruth Summers would advise that changes to a Georgian roof would be a material change to a conservation building/area.
Cllr Jeans advised that members would need to look at the external appearance/design/impact on the Conservation Area.

Cllr Ladd asked why would STC Planning Committee's views have changed from 2017 if there was only one small alteration - Cllr Jeans advised that STC objected last time.

It was agreed by all to object on the same basis as previous and for Cllr Jeans to add information from the new planning policy.

- (iii) *DC/20/4965/FUL – General upgrade and additions to a dated and modest detached property, 4 Blyth Road.* Cllr Jeans advised that this is a drop in the roof of about ½m from the application that is going to ESC Planning Committee, and some windows have changed.

Discussion

Members felt that the design was still out of keeping with the area – the application providing a slight improvement but not sufficient to support the application.
Cllr Ladd advised that as you come down Pier Avenue this will be very dominant and have significant visual impact and Cllr Jeans mentioned that it does not fit in with the environs.

Cllr Jeans suggested that a photo montage of how it would sit amongst the Fire Station/Station Yard concept plans would be useful and she will look into costs.

It was AGREED by all to REFUSE the application in view of the above.

- (iv) *DC/21/0508/FUL – To replace the two bay windows on the front of the property with new hardwood timber double glazed windows of the same style and design, 1 Wymering Road.*

No objection.

- (v) *DC/20/4923/FUL – Replacing sash timber windows with double glazed timber sash windows to look the same, 10 High Street.*

No objection

- (vi) *DC/21/0448/FUL - To demolish a single storey side addition and replace this with a sloped roof one and a half storey side extension and two-storey rear extension, 23 Ferry Road.* Cllr Jeans presented this application on screen to members and highlighted the pre-app advice given.

Discussion

Cllr Windell suggested that the design has not kept the best features of the existing property and Cllr Goldsmith mentioned that it will have a huge impact on landscape.

Members noted that the LPA does not mention materials in the pre-app advice. Members noted that the shape is out of character of the original building and that it is overdevelopment with a doubling of the footprint.

It was AGREED by all to REFUSE the application.

Cllr Jeans will research the policy grounds to object.

- (vii) *DC/21/0551/FUL - Front and rear extensions, new side window East Dene 48 Hotson Road.* Discussion took place regarding this application. Cllr Ladd suggested that a condition be included that kitchen windows are opaque to provide privacy or that the east elevation window is not there at all.
Agreed by all that applicant be asked to take away the new window on the east elevation and that others on the east elevation be of opaque glass.

(b) *Any ESC decisions and matters considered by referral panel? – see attached ESC decisions.* 4 Blyth Road.

(c) *Any new Planning Inspectorate Appeals Lodged?* 11 Cautley Road.

(d) *Other planning matters:*

i) 3 White Point. Discussion took place. Cllr Jeans advised that the build that has been created seems larger and heavier than in the original plans and is not what was agreed at Appeal. Cllr Jeans advised that STC can object to the VOC. Cllr Jeans offered to contact the LPA to get to the key points. Cllr Flunder advised that it is clear in appeal that material and design has to be as per the appeal decision. Cllr Windell suggested that the applicant is ignoring the appeal decision and the enforcement officer decision.
Agreed by all to object to LPA . Cllr Flunder advised that Ward Cllr Beavan is also liaising with the LPA. Cllr Ladd noted that this is a principle that needs to be defended i.e. that an appeal decision needs to be enforced.

ii) New application for 35/37 Ferry Road - be considered at the next 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.*

Nil

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

Tuesday 2nd March 2021 at 3pm.

The meeting closed at 5.10pm.