

## SOUTHWOLD TOWN COUNCIL

### **Minutes of the Planning and Development Committee held on Tuesday 2<sup>nd</sup> March 2021 at 3pm via Zoom.**

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

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

### **BUSINESS**

1. **Apologies:** Apologies for absence were received from the High Steward and Cllr P Goldsmith.
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.*  
Cllr Jeans and Cllr Beavan advised that they had been contacted by residents on the planning application for the Tennis Club at Hotson Road.
3. **To receive and approve Minutes of meeting held on Tuesday 16<sup>th</sup> February 2021.**  
On the proposal of Cllr Ladd seconded by Cllr Windell **it was RESOLVED by all** to approve the Minutes of the meetings held on Tuesday 16<sup>th</sup> 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*).

A member of the public spoke in respect of the Tennis Club planning application – advising that this will affect houses to both the side and rear of the site. It was felt that the application will change the club from a very local, 3 court tennis club to a larger organisation. The application will affect the privacy of residents as it will create overlooking into bedrooms and gardens of adjoining houses. It will also impact on traffic as there is no parking on site. It will also affect neighbour amenity.

A member of the public spoke about 48 Hotson Road – drawings have been amended which has made the application more acceptable – but it would be preferred if opaque glass could be used in the window on the East side.

Cllr Beavan queried the stage during the agenda at which he should speak, and it was agreed by all to permit this during the discussions below.

5. **Planning Matters:**

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

(i) *DC/21/0551/FUL - Front and rear extensions, new side window, East Dene 48 Hotson Road*

Discussion re the application. It was agreed by all that the window at the East side should ideally be removed, otherwise the glass should be opaque.

(ii) *DC/20/5184/FUL – Demolition of the existing single-family dwelling, garage and residential annexe at 35-37 Ferry Road and erection of a replacement two storey 3 bedroom family dwelling (resubmission of DC/20/2601/FUL, 35-37 Ferry Road.*

Members advised that the roof is very dark which makes it look heavy and industrial. The rear infill creates garden infill and compromises views of the AONB and SSSI at the rear.

(iii) *DC/21/0453/FUL – Removal of existing sheds and portacabin and construction of new clubhouse, Southwold Tennis Club, Hotson Road.*

Discussion took place regarding the application and all members advised that they support the club but noted that it is a local club – 3 courts – max 12 people at the facility at any one time. The aspiration of the planning application will give it a much different offer.

During discussion it was considered that;

Building overlooks properties that it surrounds - and effects neighbour amenity.

Use of the social club/ bar will have impact on traffic and parking.

Cannot tell from plans how high the roof will be.

Policy DM02 applies

Creates overlooking and over development.

Balcony is approx. 10 m off ground.

Why does it need to be 3 storeys high?

Is in middle of a residential area – so will have a huge impact on neighbour amenity.

Is adjoined by residential properties on both sides.

What functions will take place – what times of day?

Why such a large building required?

Single storey would be much preferred.

Surprised that have not consulted neighbours or the Town Council to gauge community views as this is a community facility.

Not appropriate for this location

Is building line on the pavement? – if so, this is not usual for this road/ Southwold.

No details in application about any opening hours of the building / bar/ club –

question on application form re opening times being relevant has been answered as no

Application form question about being visible from road has been answered as a no.

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

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

(d) *Other planning matters:*

(i) *National Planning Policy Framework and National Model Design Code:*

Consultation proposals. Consultation closes on 27<sup>th</sup> March 2021. SALC would like to have comments from parishes by 10<sup>th</sup> March.

(ii) Letter from Atum Modular – to be considered as confidential at this stage.

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 owners of the overflow car park at the end of the Pier car park are happy to consider opening some of this for employee parking if there is sufficient demand. They would need to consider planning permission and it was agreed by all that in principle this would be supported if demand meant that it is needed.

7. **Date of next Planning and Development Committee Meeting:**  
Tuesday 16<sup>th</sup> March 2021 at 6pm.

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