

SOUTHWOLD TOWN COUNCIL

Minutes of the Planning and Development Committee held on Tuesday 16th March 2021 at 6pm via Zoom.

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

Also, present: The Town Clerk, and 8 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.*
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.*
Not applicable.
3. **To receive and approve Minutes of meeting held on Tuesday 2nd March 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 2nd March 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 re 46 Hotson Road. West elevation is concerning. Height of the roof has been revised but extension is still the same size and needs to be reduced. The biggest concern is that it is up against the boundary but should be 1 metre away from the boundary. The question was asked about how repairs/maintenance would be carried out.

A member of the public advised that the key issue is the scale of the extension which will be very imposing and overbearing. The potential development of a balcony is possible.

5. **Planning Matters:**
 - (a) **To determine the Town Council response to the following applications:**
 - (i) *DC/21/5296/FUL - Two storey extension to rear of existing property plus demolition of existing front porch due to subsidence and rebuilding of same to the identical footprint, but slightly modified design, 46 Hotson Road.*
Discussion took place

It was considered that the overall design is overbearing and now not symmetrical and that it is losing the open space between roof views.

It was agreed to recommend that the application be refused on the basis of the above.

(ii) DC/21/0892/FUL – New side gable and rear dormer to roof to accommodate replacement of existing non-compliant staircase and provision of new shower room to second floor, 78 High Street.

The design of the 2 new dormers are not in keeping with the ones that are already there
The light between the roofs will be lost.

The visual impact from the High Street and Bank Alley will change.

The side dormer has fixed glazing, but this is not in a traditional feature.

See SPG on dormers.

Out of character.

Does not improve the area.

It was agreed by all to recommend that ESC Refuse – Cllr Jeans offered to ask Ruth Summers to assist with a response.

(iii) DC/21/0534/FUL & DC/21/0535/LBC – Listed Building Consent - Refurbishment, alteration and additions to existing commercial and residential units. To include altering the internal ground floor commercial space. Extension of the ground floor Northern wing to create a Mews Cottage, currently part of the commercial space. Alteration and enlargement of an existing two storey apartment 'The Lookout' (on the first and second floors). Works will also restore original features to the existing elements to retain the buildings historical importance within the town, 17 Market Place.

Discussion about the railings at the front and where the curtilage extended to. Discussion about the vehicle access at side.

It was suggested that a site visit be arranged to understand the application. This will be arranged.

(iv) DC/21/0948/FUL – Replacement of 1. Non-weather-proof existing bay window at front first floor level with hand made timber casements to match existing design, using same double glazed technology and design as previously (and successfully) used in the three ground floor sash windows. 2. Replacement of ill-fitting front door in similar style to existing, but in one piece, to maintain the period look with double glazed panel in upper part, with crossed glazing bars to match sash windows, The Snug, 5 Lorne Road.

There were no objections.

(v) DC/21/1033/FUL – Demolition of remaining superstructure walls to floor slab level and the reconstruction of a new superstructure from the ground floor slab retaining the existing foundations, Grey Tiles, Cumberland Road.

Discussion took place regarding this application.

There were no objections.

(b) *ESC decisions*

Applications to ESC Committee – 4 Blyth Road – see below.

(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 27th March 2021.*

Cllr Jeans to provide response by 27th March 2021.

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.

3 Whitepoint – it was noted that this has been withdrawn.

4 Blyth Road had been considered by ESC Planning Committee.

Cllr Ladd advised that he had tried to object as Suffolk County Councillor but had been advised that he would be required to speak as a resident - the objection was in relation to the impact of overlooking and overdevelopment. Cllr Ladd advised that ESC stated that as they have not had an applicant for the Hastoe site they could not consider this aspect of being overlooked.

Cllr Jeans had attended on behalf of STC and advised that there were questions about the Neighbourhood Plan.

The Planning Officers thought the application was a good design and voted 6 -4 to approve. Cllr Bradbury thanked Cllr Jeans and Cllr Ladd for attending.

Discussion about getting advice about the consideration of “future development”. Cllr Jeans – suggested asking Carter Jonas to give STC advice on this issue.

7. **Date of next Planning and Development Committee Meeting:** 6th April 2021.

There being no further business the meeting closed a 7.21pm.