

SOUTHWOLD TOWN COUNCIL

Minutes of the Meeting of the Planning and Development Committee held in the Committee Room at the Town Hall, Southwold, at 6.00pm on Monday 13th May 2019

PRESENT: Councillor W Windell (Chairman)
 “ I Bradbury
 “ S Flunder

Also present: The High Steward, the Town Clerk.

BUSINESS

1. **Apologies:** Apologies for absence were received from Cllr Jeans and Cllr Tucker.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
There were no Declarations of Interest
 - 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. **To receive comments from Southwold electors on matters on the agenda (each elector will be allowed a maximum of 3 minutes).**
There were no public present.
4. **To confirm minutes of the Planning and Development cttee meeting held on Tuesday 23rd April 2019.**
It was RESOLVED by all to approve the minutes of Tuesday 23rd April 2019.
4. **Planning Matters:**
 - (a) **To determine the Town Council response to the following applications:**

Planning application (i) considered prior to the meeting due to the time constraint of the response required by East Suffolk Council.

- (i) *DC/19/1295/PIP – Planning in Principle – Extension to existing walkway on W07 (3.6 x 3.6) and erection of small storage shed, Landing Stage W07, Southwold Harbour Walberswick Side.*
There is a concern that the description of the proposed works is misleading as the walkway is being extended to accommodate a shed (rather than for the purpose of access). It is felt that the shed is intrusive and out of keeping with the stage's current surroundings. Granting permission for the shed itself could establish a precedent on this section of the riverbank and seawall as the latter could become weakened and undermined by the erection of the shed/walkway.
- (ii) *DC/19/1605/FUL – Demolition of the existing single family dwelling and residential annexe at 35-37 Ferry Road, and construction of a replacement two storey 3 bedroom family dwelling.*
The Planning Committee considered that the application overwhelms the site due to the significant mass of the building. The mass of the building dominates the street scene and will have an adverse impact on the neighbouring properties. The site will be

overdeveloped in this area which is within the AONB and which has SSSI at its rear boundary. The application is also within the Conservation Area of Southwold. The height of the proposed application would need to be reduced together with the overall mass of the building.

The proposed extensions by virtue of their size, scale, form and proximity to site boundaries will increase the dominance, scale and massing of the dwelling relative to the neighbouring property, to the detriment of visual and residential amenity. The proposed application would have an intrusive and overbearing impact from the neighbouring gardens given their relatively modest size. The proposal is thus considered to be contrary to policy WLP8.29 of the East Suffolk Council – Waveney Local Plan, adopted March 2019, which seeks to ensure high standards of design that respects local context and the form of surrounding buildings and protects the amenity of neighbouring uses.

The proposals would cause a direct or indirect adverse effect (alone or combined with other plans or projects) to the integrity of national designated areas i.e. SSSI site, AONB site and Conservation Area. The impacts of which do not outweigh the benefits of the development and are therefore considered contrary to the Waveney Local Plan and the NPPF.

5. **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.

21 North Road – it is understood that a retrospective planning application will be submitted.

It is also understood that an application is due to be submitted for a property on Pier Avenue.

6. **Date of next Planning and Development Committee Meeting:**
Tuesday 21st May 2019 at 7pm at the Town Hall.

There being no further business the meeting closed at 6.30pm.

Chair

Date