

SOUTHWOLD TOWN COUNCIL

Minutes of the Planning and Development Committee held in the Council Chamber. at the Town Hall, Southwold on Tuesday 8th June 2021 at 6pm.

PRESENT:	Councillor
	“ I Bradbury
	“ P Goldsmith
	“ S Flunder
	“ J Jeans – Chairman
	“ R Temple (arrived at 6.22pm)
	“ W Windell

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

BUSINESS

1. **To Appoint a Chair:**

On the proposal of Cllr Windell, seconded by Cllr Flunder it was agreed by all that Cllr Jeans be elected as Chair of the Planning Committee for 2021/2022. Agreed by all.

2. **Apologies:** There were no apologies for absence.

3. **Declarations of interest:**

a) *To receive any declarations of Personal Interest regarding the agenda.*

All members declared a personal interest as Southwold Town Council own the freehold of 3 Strickland Place.

Cllr Windell declared a personal interest re 5 Bartholomew Green.

Cllrs Temple and Sutton declared a personal interest re the application for Gun Hill Cafe.

b) *To receive any declarations of Pecuniary Interest regarding the agenda.*

Nil

c) *To receive any request for dispensations regarding the agenda.*

Not applicable.

d) *To receive details of any lobbying to members.*

Cllr Jeans advised that she had spoken to the owner about the planning application for Gun Hill Café.

3. **To receive and approve Minutes of meeting held on Thursday 20th May 2021.**

On the proposal of Cllr Windell seconded by Cllr Goldsmith **it was RESOLVED by all** to approve the Minutes of the meeting held on Thursday 20th May 2021.

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*).

The owner spoke re planning application for Gun Hill Beach Café. The premises have run out of space – the kitchen is unfit for purpose now that Southwold/ and the café are so busy. Now approx. 40 degrees C on some days in the kitchen and more space/ ventilation is required. This will be done in keeping with Gun Hill appearance. The owner advised that the café had built its reputation on bacon rolls and now needs to be able to prepare more than the space allows at present.

5. **Planning Matters:**

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

DC/21/2277/FUL – to demolish tardy garage and replace with a high efficiency Garden Room, 5 Hotson Road.

Discussion re the materials. These are natural wood.

Discussion about usage - As a garden room amenity the application is suitable. However, there is concern about future use as a potential Airbnb, or extra bedroom / holiday space being created.

Cllr Temple arrived at 6.22pm.

It was recommended that there should be a condition which says that it cannot be lived in or used as an Airbnb or holiday let as for this there would not be any parking facility.

Also, such establishments can create noise disturbance/ anti-social behaviour for neighbours.

It was agreed by all that there is no objection to this planning application. Condition as above to be incorporated. All agreed.

DC/21/2103/FUL – Creation of vehicular access to rear garden from side lane, Links Cottage, Godyll Road.

Cllr Jeans gave background. This property is being used as a holiday let. The 2002 application now has no relevance as it is approximately 20 years old. The footpath is a SCC 14 footpath. A neighbour and the Common Trust/ STC have maintained this area and the northern part of the footpath is a garden which makes a positive contribution to the amenity of the area. The garden area on the footpath is part of SCC footpath 14.

The Town Clerk provided an update on the public footpath from an STC point of view and provided information about the entrance to the right of way.

The Block plan submitted with the application seems to indicate that the right of way is part of The Links. HM Land Registry deeds to be downloaded and sent to ESC to show the correct situation.

Discussion re the planning application – this would need the demolition of the existing wall and would probably need to encroach on the present garden area on the footpath.

The area within the garden being proposed for parking would need space big enough for 4 cars as there are 7 bedrooms and there would need to be sufficient turning space to enable vehicles to come out forwards.

Cannot access out onto Blackmill Road due to the lack of width of the footpath at this point and the garden on the footpath. Coming out onto Godyll Road would create a highway danger.

It was AGREED by all to Object to this application on the grounds above.

DC/21/2305/FUL – New single storey extension to create new kitchen and servery, Gun Hill Beach Café, Promenade, Southwold.

The café needs more space inside for food preparation – and will get busier – which will mean that there will be a need to manage queues outside as well.

It was acknowledged by the owner that queues are worse due to the present 2m Covid restrictions. Once the Covid regulations alter this will help the situation and the new second serving hatch will also help. Extraction improvements are included.

Cllr Jeans – the application will improve the CAA and amenity.

It was Agreed by all that there was no objection to the application.

DC/21/2383/FUL – Formation of utility room, new second floor window, 16 Tibbys Way.
It was Agreed by all that there were no objections to this application.

DC/21/2394/FUL & DC/21/2395/LBC – Rear and side extensions, new staircases and internal alterations, 5 Bartholomew Green.

Cllr Windell declared a personal interest.

There is a right of way out the back for the neighbour.

There was no objection to the planning application, but the right of way must remain as an access point for neighbours.

DC/21/2489/FUL – Single storey and first floor rear extensions together with new enlarged second floor dormer on side of property, Wellesley House, 3 Strickland Place.

It was noted that there is no Heritage Statement nor a full application form.

Cllr Jeans advised that these properties are Locally Listed and are noted in the Conservation Area Appraisal.

The proposed development becomes a substantial increase in mass.

Losing all of the garden shrubbery – the gardens are a key feature of the whole row of houses. Neighbours will lose light to number 4 and number 2.

It was agreed by all that ESC should be advised to REFUSE the application as it stands and that the architect and applicant should be advised of the missing documents.

Subsequent to the meeting – the architect/ applicant advised that plans would be revised.

- (b) ESC decisions - Applications to ESC Committee.
- (c) Any new Planning Inspectorate Appeals Lodged? Nil
- (d) Other planning matters:
 - 35/37 Ferry Road – new application has been accepted.
 - 23 Ferry Road – refused by ESC.
- 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.
- 7. **Date of next Planning and Development Committee Meeting:** 22nd June 2021.
Subsequently this meeting was not required.

There being no further business the meeting closed at 7.30pm.