

SOUTHWOLD TOWN COUNCIL

Minutes of the Planning and Development Committee held in the Council Chamber. at the Town Hall, Southwold on Tuesday 15th February 2022 at 6pm.

PRESENT:	Councillor
	“ S Flunder
	“ J Jeans (Chairman)
	“ J Sutton
	“ R Temple
	“ W Windell

Also present – Town Clerk.

BUSINESS

1. **Apologies:** To receive apologies for absence. Apologies received from Cllr Goldsmith.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
Cllr Sutton declared a Personal Interest re 19 High Street.
 - 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.* N/A.
3. **To receive and approve Minutes of meeting held on Monday 1st February 2022.**
On the proposal of Cllr Temple, seconded by Cllr Windell it was RESOLVED to approve the minutes of 1st February 2022. All agreed.
4. **To receive comments from the public on matters on the agenda** (*each will be allowed a maximum of 3 minutes – to a total maximum of 10 minutes*).
There were no members of the public present.
5. **Planning Matters:**
 - (a) **To determine the Town Council response to the following applications:**
See attached for details of applications.
 - (i) *DC/22/0144/FUL - To replace all windows to the front with new timber alternative double glazed windows, 20 North Parade.*
This is a locally listed building. Original wooden windows should be installed rather than timber alternative. Historic Environment Policy details the reasons why such a request should be refused.
On the proposal of Cllr Temple, seconded by Cllr Jeans it was agreed to REFUSE this application on the basis of the above. All agreed.
 - (ii) *DC/22/0363/LBC – Listed Building Consent – Replacement Windows & door, 11 Church Street.*
Heritage Statement is lacking in detail. This is a historic listed building.
Application to be refused. All agreed.

- (iii) *DC/21/5311/FUL – New two storey front extension replacing existing conservatory; new window; internal alterations, Cornfield Cottage, 12 East Green.*

New Neighbourhood Plan applies. The Southwold Neighbourhood Plan policy states that “poor quality design causes visual blight.” Application lacks coherence (this is required within the Neighbourhood Plan policy). LPA should refer to National Design Guide as required by the Neighbourhood Plan policy. One extra bedroom is being created so new parking provision would be required. Materials are not in keeping and therefore the design looks incongruous. **It was agreed by all to REFUSE this application.**

- (iv) *DC/22/0295/FUL – Demolition of existing rear conservatory to be replaced by a new more suitable structure on the existing footprint. Partial demolition of single storey side structure to be rebuilt of slightly larger footprint providing access to the house (as existing) and a utility room. Rearrangement of ground floor shower room to provide a bedroom with ensuite. Minor reconfiguration of first floor bathroom to include a shower, 19 High Street.*

Grade II Listed. Very small increase in footprint. Existing north elevation incorporates a window but on balance there were no concerns given that this is a high quality design application. **No objection – agreed by all.**

- (v) *DC/22/0147/FUL – Construction of first floor extensions over existing kitchen and cloakroom, removal of rear chimney, addition of new French doors and balcony, and internal modifications, 28 Stradbroke Road.*

No increase to number of bedrooms. The Planning Committee considered the change of appearance due to loss of the rear chimney and gave regard to the balcony for which there are few details. It was suggested that a request be made to the planners to ensure balcony is made of wood. **After consideration it was agreed to approve the application subject to materials being consistent with period of the house.**

Cllr Flunder left the meeting at 6.50pm

- (vi) *DC/22/0017/FUL – Demolition of the current derelict 2 storey dwelling on site and replace with a 2-storey new dwelling plus 2 x car parking spaces to the front of the property. From the first-floor level there are terraces to front and rear and an external staircase to the rear down to a decked area and a garden. The new property comprises of 3 x double bedrooms, family bathroom and en-suite facilities on the lower floor and open plan living, kitchen and dining on the upper floor. The building is proposed to be clad in white weatherboarding with a grey slate roof and dark framed glazing units, 33 Ferry Road.*

Concerns noted were as follows; 1) Height of the proposed building is too tall for the site/area, 2) Insufficient space for the number of cars required and lack of soft landscaping at front.

Regarding 1) there is a need for the roof height to be lowered to prevent over massing and to prevent a concertina effect along Ferry Road. Regarding 2) It was noted that there is a need for more space at the front of the building for parking and soft landscaping. **It was Agreed by all to advise the planning authority of the objections as noted above.**

(b) *ESC decisions and applications to ESC Committee.* Noted.

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

(d) *Other planning matters:*

31 Stradbroke Road – Cllr Jeans provided an update on this application for which the windows as granted in the original planning application have not been installed and different windows have been put in. Neighbour has contacted ESC enforcement regarding the matter.

6. **Date of next Planning and Development Committee Meeting:** Tuesday 1st March 2022.

There being no further business the meeting closed at 7pm.

DRAFT