

SOUTHWOLD TOWN COUNCIL

Minutes of the Planning and Development Committee held on Tuesday 12th January 2021 at 4pm via Zoom.

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

Also, present: The Town Clerk and 4 members of the public.

BUSINESS

1. **Apologies:** Apologies for absence were received from Cllr Beavan who is representing the Town Council at the ESC planning cttee this afternoon, and 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.*
Nil
3. **To receive and approve Minutes of meeting held on Tuesday 5th January 2021.**
On the proposal of Cllr Windell seconded by Cllr Ladd it was **RESOLVED** by all to approve the Minutes of the meeting held on Tuesday 5th January 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*).
Nil
5. **Planning Matters:**
 - (a) **To determine the Town Council response to the following applications:**
Applications.
 - i) *DC/20/4932/FUL - Proposal for the erection of temporary support, subsequent demolition of five buildings and the creation of a walled and gravelled courtyard for Nos 11-13 Market Place, Childs Yard off Market Place*
Members received and discussed the Design and Access and Heritage Statements in detail.
Noted that materials no longer required on the site should be saved for use on the site in future.
Barn 2 is the only building currently deemed unsafe.
There is significant history to the site and it was suggested that any future buildings on this site provide reference to its history and its importance to the town.

Members advised that although they were disappointed that the buildings had been permitted to fall into such disrepair it was agreed by all that there were no planning reasons to oppose the application. However a condition will be required regarding the saving and reusing of the existing brickwork and materials.

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

There would appear to be a lack of suitable parking – concern was raised about both the number of spaces being made available and the size of the spaces. It was felt that the 2 spaces drawn at the front of the property would not be sufficiently wide or long to enable 2 cars to park in the area provided.

Concern was expressed about the height of the main roof. And why, when this is a 2 storey property, does it need to be that high. It is approx. 1 feet higher than the highest neighbouring property. It was felt that the roof should be lowered to the height of surrounding properties.

Concern was expressed about the overdominance of the property to the neighbour at 33 Ferry Road and the loss of light/amenity that this would cause.

Concern was also expressed about the height of the boundary wall being suggested between these properties – from the drawings this appears to be 9ft tall. This will overdominate the building at no 33 Ferry Road and will restrict light.

Concern was expressed about the materials and especially the colours being used – it was felt that the dark zinc roof and the dark woodwork made the property look extremely dark – with no areas of light colour as in all the other properties along Ferry Road. It was felt that the darkness increased the sense of mass and that a lightening or contrast to the shades would improve appearance, especially if the roof could be a contrast to the upper part off the house.

It was agreed by all to advise ESC of the concerns above.

iii) DC/20/5227/FUL & DC/20/5228/LBC – Conversion of existing attic into new loft storage area and the creation of a new staircase, The Old House, 49 High Street – Discussion about the plans and the application request. Concern was raised as to why dormers are included within the application – why would these be required in a loft storage area?

If the room is to be used as a storage area there is not sufficient reason to agree to roof lights being added to this listed property.

It was agreed by all to object to the application for the reasons as above,

iv) DC/20/5269/FUL – Demolition of rear single storey kitchen extension and provision of new extension to the rear and side, to form enlarged kitchen/dining area. Demolition of existing porch to flank wall and provision of new bay window and additional single window re-ordering of first floor accommodation to include en-suites to each bedroom. Provision of new wc beneath existing staircase and removal of wall between existing

lounge and dining room. Removal of garage and greenhouse in rear garden, 9 Salisbury Road.

It was agreed by all that there were no adverse comments on this application.

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

No ESC decisions.

Cllr Beavan is attending the ESC Planning cttee meeting today re the application at Trinity Street.

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

- (d) *Other planning matters:*

Draft Historic Environment Supplementary Planning Document Consultation runs from Monday 7th December 2020 to Monday 1st February 2021.

Supporting Housing Delivery and Public Service Infrastructure Consultation 3rd December 2020 – 28th January 2021.

It was agreed that the documents would be circulated to planning cttee members to provide comments, and that the Chairman will then draft a response for consideration.

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.*

Nil

7. **Date of next Planning and Development Committee Meeting:** Tuesday 19th January 2021 or Tuesday 2nd February 2021. To be confirmed.