

## SOUTHWOLD TOWN COUNCIL

### **Minutes of the Planning and Development Committee held on Tuesday 1<sup>st</sup> December 2020 at 4pm via Zoom.**

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

Also, present: The Town Clerk and 6 members of the public.

### BUSINESS

1. **Apologies:** There were no apologies for absence.
2. **Declarations of interest:**
  - a) *To receive any declarations of Personal Interest regarding the agenda.*  
DC/20/4528/FUL – all councillors declared a personal interest as this is a council property and for avoidance of doubt, as councillors and landlords, they also declared a Pecuniary Interest.
  - b) *To receive any declarations of Pecuniary Interest regarding the agenda.*  
See above.
  - c) *To receive any request for dispensations regarding the agenda.*  
Nil
  - d) *To receive details of any lobbying to members.*  
Application DC/20/4227/FUL - Cllrs Ladd and Jeans advised that they had been contacted by Mr and Mrs Jones and that Mr Hancock and Mr Hadgraft had also advised their views on this application.
3. **To receive and approve Minutes of meeting held on Tuesday 17th November 2020.**  
On the proposal of Cllr Ladd seconded by Cllr Flunder **it was RESOLVED by all** to approve the Minutes of the meeting held on Tuesday 17th November 2020.
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*).  
Application DC/20/4227/FUL – a resident advised that they were concerned about the lack of public advertising of this application. They advised that the Suffolk Coast was under threat from other developments including St Felix, and Sizewell and that this application would compound the effect on flora and fauna and wildlife. The resident advised that bird numbers have increased over recent years especially on the surrounding fields and that there is a major conservation concern. Bats are protected by law and the application will harm this AONB site.

A landowner in the area advised that the farm neighbours their land, and that the application is not in keeping with the character of an AONB. Concerns were expressed about traffic, noise, light pollution, wildlife, ecology. Advised that in their view it could be a caravan site, glamping site, camping site – and with a farm shop which will cause additional all year-round traffic. They advised that screening will not be effective. Beach access would need to be via Southwold which will add to the parking and congestion in the town.

Another resident advised that they had concerns re the wildlife and effect on the AONB and that this application should not be permitted.

5. **Planning Matters:**

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

*Applications.*

- 1) *DC/20/4227/FUL – Change of use of a 2.34 hectares agricultural field into a 45-pitch camp site with the erection of a shower block and associated parking, Broadside Park Farm, Lowestoft Road, Reydon*

The Chair showed those present details of the application and those parts relevant to Southwold including the statement in the D and A statement that visitors to the site would use Southwold amenities.

The NPPF paras 172/173 and WLP para 8.35 and the ESC Tourism Policy all apply to this application.

Discussion took place. Cllr Ladd advised that he felt that the location was not appropriate and that the impact on Southwold would be significant.

Cllr Windell advised that there were material planning concerns re the details in the application including; the amenity and toilet block facilities have not been drawn sympathetically to the AONB, the buildings are large, there are only 34 parking spaces being made available – where is any overflow car parking, how can the size of the intended site be controlled, camping should be enlarged at the Harbour and that this site should not be deemed appropriate, traffic and road infrastructure, sewage and water treatments, noise, light pollution, impact on dark skies, as well as effect on AONB and infrastructure of Southwold. There were concerns about lack of publicity of the application regarding its effect on AONB and on Southwold.

Cllr Flunder advised that he was supportive of the provision of glamping and agreed that the Harbour site would be more suitable. There is a need to provide more affordable accommodation for young families who wish to visit.

Cllr Jeans advised that this site is next to a pig farm and within the AONB and may not be best suited to the provision. A footpath is being proposed within the application but there are concerns about its viability. There is also reference to public transport, but the bus stop seems to be located in a dangerous position.

The meeting was advised that the Suffolk Preservation Society are completing a response.

The meeting agreed that in view of the above, the concerns of the cttee would be sent to ESC LPA as Southwold T C is a statutory consultee in this application.

- 2) *DC/20/4318/FUL – To replace all external wooden windows and doors like for like, Tollgate Cottage, 2 Ferry Road –*

There were no adverse comments on this application.

- 3) *DC/4560/FUL – To carefully remove and replace two first floor windows on the properties gable end elevation, just above the flat roof. The existing windows are in a bad state of repair. The proposed replacements are of a traditional design with sealed*

*unit glazing. The new windows will be painted white to match the existing finish and colour scheme, Upper East Lodge, East Street -.*

There were no adverse comments on this application.

4) *DC/20/4603/FUL – Replace lean to with flat roof, Pilot Cottage, 22 East Street*

The cttee advised that they were grateful to the architect for the sensitive solution and the clear drawings.

5) *DC/20/4528/FUL – Remove existing damaged flat felt roof and construct a new timber pitched roof, 4 Strickland Place –*

No comment made on this application.

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

See ESC decisions attached.

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

(d) *Other planning matters: Affordable Housing Supplementary Planning Document – Initial Consultation 9<sup>th</sup> November – 21<sup>st</sup> December 2020. It was agreed that the Chairman will draft a response for consideration.*

*Cllr Beavan left the meeting.*

(e) *Budget – to consider the budget for 2021/22.*

On the proposal of Cllr Ladd, seconded by Cllr Flunder it was agreed by all to request a training and advice budget of £2500 for the year 2021/22.

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.*

Advice re 24 Fieldstile Road - See advice from Carter Jonas.

White Point – Eversley Road

Discussion re the application and appeal. Cllr Flunder advised that the local residents accepted the appeal but that the building does not look anything like the approved plans agreed at appeal.

Discussion about enforcement – the LPA enforcement officer has been advised.

It was suggested that ESC ward Cllr Beavan could be asked to take this matter to ESC to ascertain what enforcement at ESC is taking place.

Discussion about any action that STC could take – it was agreed that STC should make it clear that there are concerns about enforcement and that the matter could be taken to the leader of the council.

7. **Date of next Planning and Development Committee Meeting:** Tuesday 15<sup>th</sup> December 2020

There being no further business the meeting closed at 5.32pm.

DRAFT