

SOUTHWOLD TOWN COUNCIL

Notes from the Planning and Development Committee meeting held at the Town Hall, Southwold on Tuesday 21st February 2023 at 6pm.

PRESENT: Councillor
“ J Jeans (Chairman)
“ I Bradbury
“ S Flunder
“ P Goldsmith
“ R Temple
“ W Windell

Also present: the Town Clerk, High Steward and 4 members of the public. Paul Bradley – architect.

BUSINESS

1. **Apologies:** *To receive and approve apologies for absence.*
There were no apologies for absence.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.* Cllr Flunder declared a Personal Interest re 17 Market Place.
 - 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.* Cllr Bradbury advised that he had not formally been lobbied but had been spoken to.
3. **To receive and approve Minutes of meeting held on Tuesday 7th February 2023.**
The Minutes of the meeting of Tuesday 24th January 2023 were agreed by all.
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).*

A member of the public advised that;
there was concern about Mill Lane and that nothing should exacerbate Mill Lane/Queen Street junction issues. The greatest concern was the garage becoming a goods entrance. This would have had serious effect. This application takes this away. However, if the application is granted, there could be up to 20 people in the total accommodation at any time. Could be 8 cars at any time with only 2 proposed car spaces. Therefore, still concerned about parking in Mill Lane. Mill Lane is the primary pedestrian thoroughfare from the car park to town. This application is so different that it ought to be a fresh application and that SCC ought to be asked to relook at Highways concerns.

5. **Southwold Conservation Area Appraisal Draft Document and Amalgamation –** consultation to 15th March 2023 *Proposed Changes to Conservation Areas in Southwold - East Suffolk Council, Strategic Planning Consultations (inconsult.uk).* *To consider and prepare a draft response for the town council to this consultation.*

Paul Bradley attended to answer queries. Mr Bradley had been commissioned by ESC to provide the historic context for the Conservation Area – both present and proposed.

Mr Bradley was asked to explain Article 4, and why it is not being applied to the new areas which are being proposed to be incorporated within the Conservation Area.

Mr Bradley advised that the proposals which he submitted to ESC might not all have been accepted by ESC and that this consultation might not include all his suggestions. However the number of buildings being included within the CA is highly increased from what is included at present.

Mr Bradley advised that Walberswick PC is also asking about Article 4.

Mr Bradley explained Article 4. Article 4 removes permitted development rights on residential properties. Therefore, everything needing planning will need to be a full application (as previous when Waveney DC). However, Suffolk Coastal had no Article 4. Suffolk Coastal and Waveney now make up the joint authority of East Suffolk Council and the proposed CA document shows that Article 4 still applies to old areas of existing Conservation Areas but is not added to the new areas being added.

Discussion about the effect of this.

It was noted that small incremental changes do add up over time and can significantly alter properties/areas.

Cllr Jeans advised that the Neighbourhood Plan says that small changes do affect buildings. Permitted development means that some things could be done with no planning application, and if no planning application is required then none of the Neighbourhood Plan Policies would be applied.

ESC Planning and the Neighbourhood Plan should support each other.

Query was raised as to why all of Southwold was not included within the Conservation Area.

Mr Bradley advised that ESC agreed extensions are significant but logic says it should cover “all the built environment”. But ESC would never approve such a wholesale blanket scheme.

It was suggested that to be consistent the whole parish area should be included as per the Neighbourhood Plan which does cover the whole parish. And for all those areas not in the Conservation Area, this would create a challenge for STC to raise the quality of the buildings in the Conservation Area.

Mr Bradley advised that if STC feel that ESC have not included enough areas then put this in the response.

A member of the public asked if there are plastic windows on a particular property on a road – is it harder to get these if in a Conservation Area i.e. what does it mean to a resident?

Mr Bradley advised that the main factor is whether the area is with/without Article 4 and that any changes/modifications requested on properties within a Conservation are supposed to “improve or enhance”.

Cllr Bradbury asked that it be placed on record, gratitude to Mr Bradley for doing the Conservation Area work for this consultation

Mr Bradley left the meeting at 6.30pm.

6. **Initial consultation on the Custom and Self-Build Housing Supplementary Planning Document Consultation Period: Wednesday 1 February to 5pm Wednesday 15 March 2023.** To consider and prepare a draft response for the Town Council to this consultation.
7. **Initial consultation on the Rural Development Supplementary Planning Document Consultation Period: Wednesday 1 February to 5pm Wednesday 15 March 2023.** To consider and prepare a draft response for the Town Council to this consultation.

Re items 6 and 7 on the Agenda – other consultations – Cllr Jeans suggested that no response from STC would need to be submitted.

8. **The Draft Coastal Adaptation Supplementary Planning Document** - covers the coast from Holkham in Norfolk to Felixstowe in Suffolk – consultation to 8th March 2023 <https://eastsoffolk.inconsult.uk/draftcoastaladaptationspd2023> To consider and prepare a draft response for the Town Council to this consultation.

Cllr Flunder asked how does this fit in with coastal issues already being considered by other groups. It was suggested that Cllr Beavan be asked to provide a draft response for STC/Planning Committee to review in order that a response can be sent in before the closing date.

9. **Planning Matters:**

- a. To determine the Town Council response to the following applications:

See attached for details of applications.

- 1) DC/23/0297/FUL & DC/23/0298/LBC – Listed Building Consent – Change of use of ground floor from former bank (Class E) to 1 no. dwelling (C3), 17 Market Place
- 2) DC/23/0299/FUL & DC/23/0300/LBC – Listed Building Consent – Change of use of the existing ground floor rear unit and garage building (Class E) to 1 no. dwelling (C3), and associated alterations, 17 Market Place

Cllr Jeans explained that this is a change of use from commercial to residential. Cllr Jeans explained that this application will lose “commercial use in a protected employment area” as set out within the Local Plan and Neighbourhood Plan. This means it needs to be marketed robustly for 12 months. The Neighbourhood Plan Economic policy also refers. See SWD3 and refer to Local Plan Policy 8-12. See also 8.19/8.20. Then must also apply the Neighbourhood Plan holiday let policy and parking policies. Neighbourhood Plan SWD5 holiday letting also applies, and Neighbourhood Plan SWD7 parking applies.

Discussion about the applications as above. Members suggested that it must be looked at as a whole, rather than several piecemeal applications.

In view of all of the above points it was agreed by all to recommend that ESC refuse the applications.

- b. ESC decisions and applications to ESC Committee. 61 Marlborough Road – withdrawn.

- c. Any new Planning Inspectorate Appeals Lodged? Nil

- d. Other planning matters as required.

Re Conservation Area appraisal above – draft response to go to full council on 28th February 2023, to include comments about; Article 4, Potential area to be added would be Hotson Road, and The Old Chapel, Mill Lane to be included.

10. **Date of next Planning and Development Committee Meeting:**

Tuesday 7th March 2023 at 6pm.

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

Signed

Dated