

SOUTHWOLD TOWN COUNCIL

Notes from the Planning and Development Committee meeting held. at the Town Hall, Southwold on Wednesday 5th July 2023 at 6pm.

PRESENT: Councillor
 “ R Temple (Chair)
 “ S Flunder
 “ V Gladwell
 “ P Goldsmith
 “ C Kerr
 “ M Wells

BUSINES

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 in item 5d).
 - b. To receive any declarations of Pecuniary Interest regarding the agenda. Cllr Gladwell declared a Pecuniary Interest re 55/57 High Street.
 - 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 20th June 2023.**
Page 2, line 1 – “too” should read “took.
With this alteration the Minutes of the meeting of Tuesday 20th June 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*).
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/23/2354/VOC – Variation of Condition No. 2 of DC/22/0878/FUL – Subdivision of dwelling into two units and refurbishment, alterations and additions – revised drawings – 20.10.16 – 20.10.16.2, 20.10.17 – 20.10.17.2 and 20.10.18 – 20.10.18.2, Sole Bay House, Gun Hill.*
It was agreed by all to recommend that ESC approve the application. All agreed.
 - ii) *DC/23/2221/FUL – Remove single storey section & conservatory. Construct new flat roof rear extension together with internal alterations, 41 St Edmunds Road.*
There were no objections to this application.
It was agreed by all to recommend that ESC approve the application. All agreed

iii) DC/23/2317/FUL – Conversion of the existing garage into an office for home use, and for the re-ordering of the rear access staircase and rear gardens of No 47 & 47A and the provision of a PV array on the rear extension roof, 47A Marlborough Road.

Loss of parking

The loss of parking by applying to convert the existing garage into an office would be against Southwold Neighbourhood Plan policy's SWD7 and SWD12.

The application would not be compliant with the SCC onsite residential parking Policy.

Request to convert garage.

The request for an office within an exterior garage space would not be compliant with the Southwold Neighbourhood Plan policy's SWD7 and SWD12 .

The application can therefore be refused on the above planning policies.

Should ESC choose to ignore these material planning policies then The Southwold Neighbourhood Plan policy SWD12 would still apply to the application – and any permission to convert should be conditioned with a statement that the building containing the office space must always be for a use which is ancillary to the main residence and not permitted to be used as an additional room or property in its own right. **Southwold Town Council would ask ESC TO REFUSE permission for this application.**

iv) DC/23/1692/VOC -Variation of Condition No. 3 of DC/21/4120/FUL – Frontage works and side porch – change wall materials from render to traditional brick and cobbled, 15 Cumberland Road.

There were no objections to this application. It was agreed by all to recommend that ESC approve the application. All agreed

v) DC/23/2262/FUL and DC/23/2263/LBC 55/57 High Street. See below.

b. ESC decisions and applications to ESC Committee. See attached. Noted.

Turnstile Cottage conditions to be looked at to see if any condition referred to the N Plan and that the room is to be used an ancillary to main use only.

c. Any new Planning Inspectorate Appeals Lodged?

d. Other planning matters as required.

Premises Licence – Blackshore Fish Company expiry date 17th July 2023. Cllr Flunder declared a Personal Interest and has objected as a neighbour.

No planning application has yet been received to change use from a fishing hut. Would expect to see liquor licence only once planning has been approved. Town Clerk to contact Licensing and Planning and mention health and safety issues of building, reasons for licence are unknown, why is it required for a fishing hut? What will be the impact on parking/toilets?

ESC Planning Forum – 7th July 2023. Cllr Temple and Town Clerk attending.

ESC Strategic Planning Committee items – see attached. Discussions re STC planning applications – how many hours are spent – decisions made.

Beulah Planning Appeal decision – see attached. Noted.

Cllr Gladwell left the meeting at 6.36pm.

Planning Application

DC/23/2262/FUL and DC/23/2263/LBC 55/57 High Street.

There were no objections to this application. It was agreed by all to recommend that ESC approve the application. All agreed

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

Tuesday 18th July 2023 at 6pm. (subsequently cancelled)

There being no further business the meeting closed at 6.40pm.

Signed

Dated

DRAFT