

## SOUTHWOLD TOWN COUNCIL

### **Minutes of the Meeting of the Planning and Development Committee held in the Council Chamber at the Town Hall, Southwold, at 7pm on Tuesday 4<sup>th</sup> April 2017**

PRESENT: Councillor I Bradbury  
          "          D Palmer  
          "          J Jeans  
          "          M C Tucker  
          "          W Windell

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

### BUSINESS

1. **Apologies:** There were no apologies for absence.
2. **Declarations of interest:**
  - a) *To receive any declarations of Personal Interest regarding the agenda.*  
Cllr M Tucker declared a Personal Interest in Dc/17/1089/FUL – Eversley Road.
  - b) *To receive any declarations of Pecuniary Interest regarding the agenda.*  
There were no declarations of Pecuniary Interest.
  - c) *To receive any request for dispensations regarding the agenda.*  
There were no requests for dispensation.
  - d) *To receive details of any lobbying to members.*  
Cllr Palmer advised that he had been lobbied regarding the planning application for 1 Fieldstile Road.

### **Standing Orders:** *to suspend standing orders for consideration of the following:*

- a) *To receive comments from Southwold electors on matters on the agenda (each elector will be allowed a maximum of 3 minutes).*

Residents spoke about their concerns on the planning application Dc/17/1089/FUL. The residents advised that they would be overlooked by this potential development on the roof and as it was so high it would have visibility into many gardens. The existing roof terrace already overlooks people and it was felt that this would be an additional intrusion. Residents felt that no care had been taken on protecting privacy. It was felt that as the flats were small, occupants would wish to go up onto the roof. Residents advised that it is full time residents who will suffer loss of privacy and that this would therefore be intrusive for these people at all times.

*Meeting reopened*

3. **Minutes** - To receive and approve the minutes of the meeting of 21<sup>st</sup> March 2017. It was RESOLVED by all to approve the minutes of 21<sup>st</sup> March 2017.
4. **Planning Matters:**
  - a) To determine the Town Council response to the following applications:
    - (i) *Dc/17/1089/Ful – Provision of a glazed roof pavilion over existing lightwell at 3 White Point, Eversley Road for Mr D Munro.*

The application incorrectly states that the ‘pavilion cannot be seen from any public position’ when it can be seen from both York Road and Godyll Road. The proposed pavilion overlooks properties in York Road, Wymering Road and Eversley Road. The proposed pavilion will cause severe loss of privacy to some of the neighboring properties and this has not been considered in the D and A Statement. The intrusion of privacy that the pavilion will create for parts of many neighboring houses is an unacceptable intensification of the loss of privacy to others. The D and A statement does not show the effect on the privacy of surrounding houses as it does not show a view from the roof of the building. The application does not improve or enhance the conservation area.

It was RESOLVED by a majority (4 in favour, 1 against) to suggest that WDC does not approve the planning application, due to the above concerns.

*(ii)Dc/17/0092/ROC – Removal of conditions 5,6,7,8 of DC/16/4795/FUL – conversion of garages to new live/work accommodation forming extension to existing unit at 5 Victoria Street for Mr George Bennett.*

The Planning cttee considered that as these premises were previously a workshop/garage, the conditions are entirely reasonable, and should be retained in full until all details of the conditions have been met.

It was RESOLVED by all that this be the response to WDC.

*(iii)Dc/17/1161/Ful – Construction of a single storey rear extension and addition of dormer window to existing dwelling at Smokehouse Cottage, 27 Cumberland Road for Ms P Page.*

Concern was expressed that this would prove a loss of amenity to neighbour i.e. light/space.

The proposed application will further the sense of overbearing and overdevelopment of the plot.

The application proposes to build to the rear boundary line and this will be out of character with the adjoining terrace of properties which are all set back from the rear boundary line.

The property has an historic connection as the Old Smoke House and this extension will further the loss of the history connected with this property.

It was RESOLVED by all to recommend that WDC does not approve the application due to the concerns above.

*(iv)Dc/17/0882/Ful – Single storey rear extension to form continuous level ground floor retail space. Change of use and alterations to upper level to form a two-bedroom apartment with separate access including rear terrace at first floor at 74 High Street for Mr C Gurteen.*

The application is out of character with the local history of its position.

The proposals will have an adverse impact on the historic importance of the position. The rear of the building is part of the historic nature of this part of Southwold - Bank Alley and Victoria Street.

The proposed application would create intrusion for neighbouring properties - The proposals would have an adverse impact on the sense of space for neighbouring properties and would provide a visual intrusion to neighbours.

The proposed design is out of keeping with the original building - The proposed application does not have any relationship with the origins of this non-designated heritage asset.

The proposals would eliminate space for a small business and adversely affect the diversity of the High Street which is called for within the NPPF.

The D and A statement does not address the issues raised by the Conservation Officer.

It was RESOLVED by all that the planning cttee suggest that WDC does not approve the application due to the concerns above.

*(v)Dc/17/1198/FUL – mezzanine floor and roof access; new window and internal access to deck at 17 Tibbys Way for Mr a Wilson.*

The planning cttee have no material comment on this application.

*(vi)Dc/17/111/FUL – Alterations to retail unit at 11 East Street i.e. alterations to windows and doors for R and A Godfrey and non-illuminated advertisement consent – signage to be changed from stick on plastic on PVC background to painted signage on painted background.*

Queries that were raised during discussions;

The cttee cannot understand where the trade/ refuse bins are to be placed if the present area is removed from use.

It would seem that the garage is to be removed from use – this would mean the loss of the parking space at the premises –where the parking would be provided?

Chocolate manufacture is mentioned as being part of the proposal – is change of use required? Does this require any specific health and safety regulations which would have an impact in terms of planning requirements?

Mention is made that the public will be able to see into the chocolate manufacturing area through the fully glazed units – but the actual plan shows the chocolate manufacture area to be at the rear of the shop?

The fully glazed units are situated on a part of the building where there is no outside footpath - Where will people safely stand to see into the chocolate manufacturing area?

What would be the effect of noise from high level air conditioning unit – to be situated near the neighbouring property?

The mockup of the exterior indicates fresh coffee will be served – is this to be for take away or via a café provision? Change of use? Planning implications?

It was RESOLVED that the Planning cttee would advise WDC that they had looked at this application and have a number of queries which they would like to raise to enable them to consider the planning application in full.

It was agreed for the Town Clerk to contact the planning officer to see if they could answer the queries.

*(vii) Dc/17/0333/Ful – construction of a single storey rear extension, reconstruction of first floor bathroom, replacement window and garage door at 1 Field Stile Road for Mr and Mrs Cooper.*

The planning cttee considered the application and considered that the proposals are still overwhelming and out of keeping and harm the context of the non-designated Heritage asset and are contrary to the characteristics contained within the character assessment for this area.

The planning cttee considered that in view of the size of the extension that is being proposed there was not enough material change or reduction for them to alter their original response in relation to the non-designated Heritage Asset, and that the original concerns raised have not been addressed.

It was RESOLVED that the planning cttee would suggest that WDC does not approve the application in view of the concerns above.

*(b) To receive decisions from WDC on previous planning applications:*

*(c) Any other planning matters*

*Local Listing – other properties* – the meeting was advised that the Character Area Assessments are highlighting properties that have the potential to be Locally Listed. The Planning Committee will consider all of the Character Area Assessments once they are completed and then formulate a list of those buildings for which a Local Listing would be recommended.

*WDC Planning Cttee agenda items* – The decisions of the WDC 28<sup>th</sup> March Planning cttee meeting have not yet been received.

*Any other planning correspondence; Nil*

5. **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.*

Discussion took place regarding the premises operating with restaurants/ cafes either inside or outside of premises – and whether all had the appropriate Use Class permission. Guidance to be sought from the WDC Planning Officer.

6. **Date of next Planning and Development Committee Meeting:**  
Tuesday 18<sup>th</sup> April 2017 at 7pm at the Town Hall.

There being no further business the meeting closed at 8.45pm.

Chair .....

Date .....