

## SOUTHWOLD TOWN COUNCIL

### **Minutes of the Meeting of the Planning and Development Committee held in the Council Chamber at the Town Hall, Southwold, at 4pm on Tuesday 8<sup>th</sup> August 2017**

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

Also present the Town Clerk.

### BUSINESS

1. **Apologies:** Apologies were received from Cllr Palmer and the High Steward.
2. **Declarations of interest:**
  - a) *To receive any declarations of Personal Interest regarding the agenda.*  
All Councillors declared a Personal Interest as the applicant of DC/17/3114/FUL & DC/17/3115/LBC.
  - 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.*  
Nil.
3. **To receive comments from Southwold electors on matters on the agenda (each elector will be allowed a maximum of 3 minutes).**  
There were no members of the public present.  
  
*Public session closed.*
4. **Minutes-** To confirm the minutes of the meetings held on 27<sup>th</sup> July 2017. **It was RESOLVED by all to approve the Minutes of 27<sup>th</sup> July 2017.**
5. **Planning Matters:**
  - (a) **To determine the Town Council response to the following applications:**
    - 1) *DC/17/3088/FUL – Construction of a single storey front extension, single and two storey extension to rear, replacement of existing window with double doors and Juliet balcony, demolition of existing single garage and construction of new at rear of dwelling, 39A Marlborough Road, for Christine Wadhams.*  
The Planning Committee considered each part of the application in turn as follows:
      - Proposed garage – there was concern at the proposed location which will then create a garage at a different angle to others on the road. In order to preserve the landscaping at the front of the property in line with the rest of the street scene, it is recommended that the garage be set back further into the plot. This would enable the greenery at the front of the property to be retained which

would be in keeping with the street scene and this part of the Conservation Area.

- House proposals – the proposed cladding is out of character with materials for this Conservation Area which consists of brickwork. The proposed cladding would be inconsistent with the materials being used in this Conservation Area and it is recommended that brick should therefore be used instead to ensure the property remains in keeping with the area.

2) *DC/17/3114/FUL & DC/17/3115/LBC – Listed Building Consent - Provision of equal access lift. Removal of stairlift, reordering of the reception area and the provision of equal access toilet facilities, Town Hall, 4 Market Place for Southwold Town Council.* No comments were made on this application as Southwold Town Council are the applicants.

3) *DC/17/3172/FUL – Demolition of existing single storey rear extension and construction of new single storey rear extension with pitched roof, 46 North Road, for Mr R Willett.*

The proposed cladding is not in keeping with this property or with the area. This property is a 1930s working mens cottage and the local vernacular is of render. The Planning Committee would therefore recommend that the materials be altered to render, to ensure that the property remains in keeping with the area.

4) *DC/17/3181/FUL & DC/17/3182/LBC – Listed Building Consent – Alterations and extensions, Hill House, (formerly 27 Southwold Green), Constitution Hill, for Mr & Mrs J Kelly.*

The various parts of this application were considered separately as follows:

- Front railings – the proposed railings are too high and are therefore detrimental to the period of the building. The height of the proposed railings is not in keeping with the street scape. The Planning Committee would wish to retain the vista of the green front gardens and low front walls which are part of the street scape in this area. It is considered that the proposed height of the railings are out of keeping with the area, out of keeping with the building, and diminish the proportions and the scale of the building. The Planning Committee would therefore recommend that either a low level wall or low lever railings be agreed as a condition.
- Materials – slate is the existing roof material and the proposed materials do not maintain the integrity of the building and are not in sympathy with the building. The Planning Committee would suggest that lead is preferable to zinc.

5) *DC/17/3269/FUL – To replace existing front door and frame to remove current steel railing painted in white. The owners wish to renew the patio section and replace the railings with lead planters on the top of the garden wall (potentially), 15 Lorne Road, for Mr P Johnson.*

The Planning Committee considered these in the following parts:

- Railings – this is a Victorian cottage in a Conservation Area and the new railings must be open and in keeping with the street scene. The applicant should seek to restore the historic element by having open railings in Victorian style and in proportion to the remainder of the street.
- Front door – the applicant should seek to reflect the original Victorian door of this property. The proposed glazing on this door is inappropriate for the period and style.

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

The WDC decisions were received and noted.

c) *Waveney New Local Plan Consultation – extension requested and agreed to 6<sup>th</sup> October 2017.* Councils may take up the opportunity for an extension through until 6<sup>th</sup> October 2017. The Chair of the Planning Committee and the Chair of the Neighbourhood Plan have been offered the opportunity to meet with the Planning Officers – date to be arranged. All Councillors have been invited to look at the full document which is held at the Town Hall.

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.

The Planning Committee were asked to consider whether the Café at the Southwold Railway Trust site on Blyth Road has the appropriate planning permission.

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

Tuesday 22<sup>nd</sup> August 2017 at 7pm at the Town Hall – this date will need to be rearranged as no quorum would be available.

Chair .....

Date .....