

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 19th September 2017

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

Also present the Town Clerk and the High Steward.

BUSINESS

1. **Apologies:** Apologies were received from Cllr Tucker.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*
There were no declarations of Personal Interest.
 - 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 meeting held on 5th September 2017. **It was RESOLVED by all to approve the Minutes of 5th September 2017.**
5. **Planning Matters:**
 - (a) To determine the Town Council response to the following applications:
 - (i) *DC/17/3685FUL – Replacement door, 27 St Edmunds Road, for Mrs H Jennings.*
Full discussion took place regarding this application which the Planning Committee felt was more in keeping with the street scene. It is the recommendation of the Committee that WDC seek to approve this planning application.

 - (ii) *DC/17/3669/FUL – Demolition of single storey property and construction of pair of semi-detached two storey properties, 21 North Road, for Mr D Ryan & Mr D Munson.*
The Town Council is opposed to this proposal with concerns regarding neighbour amenity, parking, and design.

With reference to design, the Planning Committee would wish to highlight the following:

- Concern regarding the doubling of the size of the property and replacing this bungalow with two houses.
- The character of this area is “light” whilst this proposed application is heavy and dense in comparison with the houses on either side.
- Roofing over the bay windows is too heavy and the bay window roofing needs to be made smaller so that it is in keeping with those of neighbouring properties.
- The bay windows themselves are too deep and need to be brought back.
- The roof pitch itself comes down very low which is out of character with neighbouring properties. The roof pitch needs to be less steep to ensure that it is in line with neighbouring properties. This applies to both the front and the back so that it is in keeping with the properties to the east and to the west.
- Lack of chimney on each property means that the proposed application is out of keeping with the surroundings and the building is not sensitive to the character of the area.
- The application does not respond specifically sensitively enough to its surrounds.
- The proposal therefore conflicts with Policies CS02 High Quality and Sustainable Design and DM02 Design Principles together with the NPPF sections 56,58,64 and DMP 3.

With regards to neighbour amenity, there are concerns re surface flooding for neighbouring properties together with concerns about the loss of light and the impact of new side windows to neighbouring properties.

With regards to parking provision, the proposals are not within the current SCC parking provision guidelines for new builds.

It was RESOLVED by all to recommend that WDC seek to refuse the application based on the above.

(iii) DC/17/3632/FUL – To remove existing two storey extension & rebuild to form single storey extension, Evelyn House, 41 Stradbroke Road, for Mr K Thompson. The proposed publicly visible property within this Southwold Conservation Area location would have a harmful and detrimental impact on the character and appearance of this non-designated heritage asset and wider conservation more generally. The design is “overly fussy” and the Conservation Area status has not been considered. The application is not sensitive to its surrounds. The 23% increase in footprint is considered to be excessive and a reduction of the extension on the ground floor would be suggested. The proposal therefore conflicts with policies CS17 Built and Historic Environment (Adopted Core Strategy, January 2009) and DM30 Protecting and Enhancing the Historic Environment (Adopted Development Management Policies, January 2011).

It was RESOLVED by all to recommend that WDC seek to refuse the application on the basis of the above.

On a technical matter the Planning Committee noted that there was no Design & Access Statement submitted and the drawings had been presented without dimensions.

(iv) DC/17/3784/TCA – T001 – Cherry – remove minor deadwood & crossing limbs to improve aesthetics of tree & to improve structure. T002 – Cherry – remove lowest branch southern aspect to ensure good arboriculture management & ensure a good

future structure. T005 – Sycamore – prune overhanging branches back from the neighbouring property to ensure approx. 2m clearance & crown lift to a maximum of 3m to ensure appropriate clearance for neighbouring property. T006 – Oak – prune overhanging branches back from the neighbouring property to ensure approx. 2m clearance & crown lift to a maximum of 3m to ensure appropriate clearance for neighbouring property. T010 – Laburnum – fell, 8 Bartholomew Green, for Mr Sankey.

Noted.

(v) DC/17/3892/TCA – Two horse chestnut trees reduce by 30% at 43 Stradbroke Road for Mrs J Thomson.

Noted.

(vi) DC/17/3857/FUL and DC/17/3827/LBC – 19 Church Street – construction of a ground floor extension to rear and first floor internal alterations for Mrs Karen Jones.

The Planning Committee noted that the proposals would result in a 52% increase in the footprint of the building. Both the size of the extension and the design were considered inappropriate for this area of Southwold.

The Planning Committee noted that the property next door had been inappropriately altered for the character of the area and they would not wish for this to be replicated in this terrace of Grade 11 listed property.

The glazing being proposed is out of character for the area and is considered excessive. The proposed application within this Southwold Conservation Area location would have a harmful and detrimental impact on the character and appearance of this non-designated heritage asset and the wider Conservation Area more generally. The proposal therefore conflicts with policies CS17 Built and Historic Environment (Adopted Core Strategy, January 2009) and DM30 Protecting and Enhancing the Historic Environment (Adopted Development Management Policies, January 2011), Policy CS02 High Quality and Sustainable Design Principles, and DM02 Sustainable Design of the Core Strategy and Development Management Policies.

It was RESOLVED by all to recommend that WDC seek to refuse the application on the basis of the above.

On a technical basis the Planning Committee noted that the Historic Assessment Report submitted is actually for 17 Church Street whereas the planning application is for 19 Church Street. References within the Heritage Assessment also refer to 17 Church Street. A Heritage Statement for 19 Church Street is therefore required. The Planning Committee would request that the Heritage Assessment contain references to the relevant design policies. The drawings submitted were considered ‘sloppy’ as they appear to be incorrect - the drawing of the “existing” west elevation does not appear to be an accurate drawing. Clarification will also be required as to the removal of any historic materials as without a Heritage Assessment, this cannot be assessed.

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

DC/17/3394/TCA – The Links, Godyll Road	No objection
DC/17/2935/LBC – 7 North Green	Refused
DC/17/2518/FUL – South Cliff Cottage, South Green	Approved

DC/17/2983/FUL – 20 North Parade
DC/17/2768/VOC – 74 High Street
Noted.

Refused
Refuse

(c) To receive planning correspondence and other matters for attention

- i. *Suffolk Preservation Society Training event in Southwold – 21st Nov.* This workshop will be promoted by SPS. Members to note that this will be held in Southwold.
- ii. *Meeting with WDC planning officers.* The Chief Planning Officer at WDC has offered to meet with the Planning Committee. Date to be set.
- iii. *To consider WDC Planning Cttee agenda items of relevance.* There were no Southwold applications. However, there was a planning application for Kessingland which the Parish Council had recommended be refused on the basis of a number of its policies contained within its Neighbourhood Plan. The WDC Planning Committee approved the planning application and although this may cause some initial concern it would seem that the Parish Council did not use their Neighbourhood Plan policies in an appropriate manner to justify any reasons for refusing the proposed application.
- iv. *WDC Draft Local Plan – individual responses to be sent by 22nd September.* Thanks were extended to all Councillors for their input.

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 Chairman advised members of a copy of a letter received from Mr Denny which had been sent to WDC concerning the Harris & James property which had planning permission as a takeaway but is now serving clients who sit in the establishment. Mr Denny will advise members when any response is received from WDC.

The Chairman advised members of a planning consultation which has been drawn up by DCLG from 14th September to 9th November. Cllr Palmer to consider this on behalf of the Planning Committee.

7. **Date of next Planning and Development Committee Meeting:**
Tuesday 10th October 2017 at 7pm at the Town Hall.

There being no further business the meeting closed at 8.50pm.

Chair

Date