

SOUTHWOLD TOWN COUNCIL

Minutes of the Meeting of the Town Council of Southwold, held in the Council Chamber at the Town Hall, Southwold, at 5.45pm on Tuesday 10th October 2017

PRESENT:	Councillor	M Horwood (Town Mayor)
	“	Mrs S Allen
	“	Miss E A Betts
	“	I R Bradbury
	“	C Cardwell
	“	Mrs S M Doy
	“	Mrs J Jeans
	“	M Ladd
	“	D J Palmer
	“	M Rowan Robinson
	“	J A Windell

Also attending: The Town Clerk, the High Steward and 12 members of the public.
The applicant's architect Ralph Carpenter also attended.

BUSINESS

1. **Apologies:** Apologies for absence were received from Cllr Tucker.
2. **Declarations of interest:**
 - a) *To receive any declarations of Personal Interest regarding the agenda.*

Cllr Allen declared a personal interest as a member of the WDC Planning Committee.

Cllr Windell declared a personal interest as the Town Council representative on the hospital community project.

Cllr Jeans declared a personal interest as a member of the management committee of Southwold and Waveney Valley Regeneration Society Ltd.
 - b) *To receive any declarations of Disclosable Pecuniary Interests regarding the agenda.*

Nil.
 - c) *To note the decision of the Town Clerk regarding requests for dispensations relating to this agenda.*

There were no requests for dispensation.
 - d) *Councillors to be reminded of the requirement for them to individually update their Register of Interests as appropriate.*

Noted.
3. **Public Participation**
 - a) *To receive comments from Southwold electors on matters on the agenda (each elector will be allowed a maximum of 3 minutes. 10 minutes will be allocated overall for this section).*

Mr Carpenter explained that the background to the application was to save the hospital building from being sold to an outside body and the Southwold and Waveney Valley Regeneration Society Ltd are working with Hastoe Housing to provide some affordable housing on the site. Mr Carpenter explained that the design has been created with the main building as the centrepiece and that, with the aid of Hastoe Housing, four/five affordable properties should become available.

Questions from the public:

Mr Carpenter was asked to explain “affordable”. Mr Carpenter advised that affordable in this context would provide properties that were available to rent to people on a modest income whom are on the housing list. Mr Carpenter was asked about the siting of the affordable properties. He explained that these would be on the first floor.

Mr Carpenter was asked to explain the parking provision at the site. Mr Carpenter advised that there were twelve spaces being provided on the site for the nine dwellings being built and confirmed that there was no onsite parking for the library/creche/café/businesses. Mr Carpenter went on to explain that the applicant would wish to get people to park on the edge of town who were working within the site and that some short-term parking would be available for visits i.e. on nearby streets, or in the short-term bays at Tibbys Green. Cllr Jeans advised that a transport questionnaire had been delivered to the owner of the creche in Kessingland (who it was hoped would be operating a creche on this site) to gather information about how many people would be using cars to travel to the new creche. There is presently provision for ambulance parking on street at the front of the site and this could be used to drop off for the creche.

There being no further questions from the public the public participation was closed.

Cllr Jeans took no further part in the meeting.

4. **Planning Application**

To determine the Town Council response to the following application:

DC/17/3564/FUL – Change of use of Hospital to Community use with 9 dwellings. Demolition of 20th century additions to hospital building, The Old Hospital, Field Stile Road, for Hastoe Housing Association.

Councillors discussed the application in detail and considered that the design had been well thought out and fits well with the street scene.

With regards to parking, it was noted that when the building was operational as a hospital no additional parking had been provided for visitors/deliveries and that therefore the needs of those present in the new design was not in excess of the need when the building was used as a hospital. It was noted that several of the side streets around the area were not usually full and that employees could park and walk to the venue as per other employees in the town.

Members were advised that one letter of objection had been sent to the Town Council from the residents of 1 Cautley Road who were expressing concern about the loss of daylight and sunlight and loss of privacy both visual and aural.

The meeting was advised that Suffolk County Council Highways, as consultee had responded to the application with some technical detail concerns regarding the

requirement for visibility splays, sufficient manoeuvrability and an appropriate width of access. Mr Carpenter was asked whether any discussions had taken place with Suffolk County Council Highways prior to the planning application being submitted and Mr Carpenter advised that the response from Suffolk County Council was that they would only be able to comment on the application as /when it had been submitted and they were not resourced to provide any pre-planning advice. Mr Carpenter confirmed that contact will now be made with County Highways regarding their response, and with the Planning Officer at Waveney District Council.

A Council member asked Mr Carpenter about the mix of units noting that the option chosen for the planning application does not contain the greatest number of business units as per one of the options in the initial option appraisal.

A member asked what would happen to the space should the creche or library not decide to use the property – it was pointed out that this is not a material planning consideration and that change of use to community use could be classed as housing anything “community use” related and not apply specifically to any particular type of community use.

Members noted that a number of letters of support had been provided to Waveney District Council.

Cllr Allen and Cllr Jeans did not take part in the vote that follows.

It was unanimously agreed to recommend that WDC approve the application and that the response to the Planning Officer will include the following – suitability of parking, SCC concern over visibility splay, concerns of 1 Cautley Road, use of the units, the appropriateness of the design in this sensitive location in a Conservation Area, the need for an agreement for a start and stop time for noise, especially during the construction phase, to be during normal working hours.

5. **Date of next Town Council Meetings:**
Tuesday 24th October 2017 at 7.30pm.

_____ TOWN MAYOR 24th October 2017