

SOUTHWOLD TOWN COUNCIL

Minutes of the Meeting of the Planning and Development Committee held in the Committee Room at the Town Hall, Southwold, at 7pm on Tuesday 22nd December 2015

PRESENT: Councillor I R Bradbury
 " J Jeans
 " R Temple
 " Mrs M C Tucker
 " J A Windell

Also present: The Town Clerk and the High Steward.

BUSINESS

1. **Apologies:** Apologies were received from Cllr Palmer.
2. **Declarations of interest:**
 - a) *To receive any personal declarations of interest regarding the agenda.*
Nil.
 - b) *To receive any pecuniary declarations of interest regarding the agenda.*
Nil.
 - c) *To receive any request for dispensations regarding the agenda.*
Not applicable.
 - d) *To note any lobbying – Nil.*
3. **Standing Orders:** *It was RESOLVED by all to suspend the meeting to allow public participation.*

There were no members of the public present.

The meeting reopened.

4. **Planning:**

(a) To determine the Town Council response to the following applications:

- (i) *DC/15/4729/FUL – Construction of side and rear extension, Millway Cottage, Mill Lane, for Mr N Hemmings.*

Concern was expressed about this application. The property is locally listed and is within a Conservation Area. **After full discussion it was RESOLVED to refuse the application on a majority of 4 to 1 with the comments being that the application is overdevelopment, and that the design does not preserve or enhance. In particular, members noted that the proposal creates multiple roof levels, and is not in keeping with the slim design of the original house. The proposed application would not be in keeping with the street scene. Concern was also expressed about the percentage increase in floor area square footage.**

- (ii) *DC/15/4807/15 – Replacement windows and erection of front boundary wall, 5 St James Green, for Mr P Moody.*

It was RESOLVED to approve this application. Unanimous.

(iii) *DC/15/4842/FUL & DC/15/4843/LBC –Listed Building Consent – conversion of outbuilding into holiday accommodation, Cliff House, 2 East Cliff, for Mr A Collins.* Discussion took place regarding this application which falls within the erosion zone. **It was RESOLVED to refuse this application and concerns were specifically expressed about the viability of spaces for three vehicles together with concerns about access from East Street. The proposed application is overdevelopment and the proposal creates an incoherent placement of windows and cluttered fenestration.**

(iv) *DC/15/4890/FUL – Relocation of vehicular access and replacement of roadside wall, side boundary structure and garden shed, Weathervane, 29 Ferry Road, for Mr & Mrs B Grimes.*

It was RESOLVED by all to refuse this application with concerns expressed about both the design and the loss of a parking space. Councillors were specifically concerned that the design was incoherent. No on-road parking is available outside this property, but the number of bedrooms is being increased and the original availability of two off street parking spaces is now being reduced to one.

(v) *DC/15/4928/FUL – Construction of nine three bedroom dwellings with associated car parking, Southwold Service Station, Station Road, for Equity Estates Homes Ltd.*

Lengthy discussion took place regarding this application, which had previously been viewed at pre-planning stage. Concern was expressed that despite being pointed towards Ingleton Wood and the design framework study the applicant has not taken up the opportunity to create plans with these designs in mind and the applicant has also not taken regard to the Suffolk Design Review Panel recommendations. The Committee advised that they were satisfied with the number of properties being proposed but that the design and landscaping were matters of concern. Concern was expressed that the application had no recognition of a “sense of place” and did not provide a well designed entrance to the town. It was felt that the development could not be classed as sustainable development due to the quality of the design. **It was RESOLVED unanimously to refuse the application with comments to be compiled and forwarded to WDC. Concerns to be included within the comments include the following:**

Front elevation

- **Steps at the front**
- **Dormers**
- **Railings**
- **Stand out “box frontages”**
- **Balconies**
- **No landscaping is apparent**

North Road

- **3 storeys are a concern – 2½ storey is preferable**
- **Dormers**
- **Box frontages**
- **Lack of front garden**

Rear/back

- **Flat roof area would be required**

Side

- **Box effect to be removed and replaced with appropriate glazing**

Whole design

- **Lacks a “sense of place” and could be anywhere**
- **Does not adhere to the aspirations for the entrance to the town**
- **The application is not sustainable development due to the quality of the design**
- **A slate roof is being suggested whilst others in the area are tiled roofs**
- **Lack of regard of the recommendations of the Suffolk Design Review Panel**
- **Lack of regard to the Design Framework for the entrance to the town**

(vi) *DC/15/4977/FUL – Install two solar arrays onto the pitched roof areas, Southwold CP School, Cumberland Road, for Mr P Denton.*

It was RESOLVED by a majority of 4 to 1 to approve this application.

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

<i>DC/15/3914/FUL – Lifeguard Unit North Parade</i>	<i>Approved</i>
<i>DC/15/4032/FUL – 60 Victoria Street</i>	<i>Approved</i>
<i>DC/15/3958/FUL – 23 Field Stile Road</i>	<i>Approved</i>
<i>DC/15/4015/FUL – Crosshaven, Fieldstile Road</i>	<i>Approved</i>
<i>DC/15/3740/FUL – 5A Pinkneys Lane</i>	<i>Approved</i>
<i>DC/15/4369/TCA – 8 North Parade</i>	<i>Approved</i>
<i>DC/15/4079/LBC – Southwold Lighthouse, Stradbroke Road</i>	<i>Approved</i>
<i>DC/15/3870/FUL – Fishing Hut 5, Ferry Road</i>	<i>Approved</i>
<i>DC/15/4231/FUL – 7 North Parade</i>	<i>Approved</i>
<i>DC/15/4036/FUL – 1 Marlborough Road</i>	<i>Approved</i>
<i>DC/15/2158/FUL – Gun Hill House, Gun Hill</i>	<i>Refused</i>

(c) Any other Planning Matters including:

Appeal by Mr Buck of Forest Cottage was noted.

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.

Date of next Planning and Development Committee Meeting:

Tuesday 19th January 2016 at the Town Hall at 7pm.

There being no further business the meeting closed at 9pm.

Chair

Date