

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 1st November 2016

PRESENT: Councillor I Bradbury
“ J Jeans
“ D Palmer
“ R Temple
“ M Tucker
“ W Windell

Also present: The High Steward, 3 members of the public and the Town Clerk.

BUSINESS

1. **Apologies:** There were no apologies for absence.
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.*
Cllr Jeans advised that she had been approached by a resident regarding the Adnams application for a new entrance/exit onto Victoria Street.
3. **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).*
Mr Flunder spoke with regards to the planning application DC/16/3272/FUL The Old Chapel, 5 Mill Lane. Mr Flunder advised that he felt that the proposals were still not appropriate and some of the reasons provided were as follows – (a) turret not in keeping, (b) glass conservatory will give light pollution onto neighbouring properties, (c) concerns with dormer windows, (d) concerns about venting for the boiler, (e) depth of car port is only 5 metres, (f) line of sight for entry and exit to the car port is considered dangerous.

Another member of the public spoke with regards to planning application DC/16/3381/FUL creation of new two way vehicle access/exit for The Swan Hotel. The resident was concerned about the impact of the entrance/exit onto Victoria Street and provided alternatives that they wished Adnams to consider. The resident advised that further traffic data has been provided by Adnams and this has been placed on the WDC website today.

Meeting reopened
4. **Minutes of meeting of 18th October 2016:** The Minutes of the Planning and Development Cttee meeting held on Tuesday 18th October 2016 were approved and signed.

5. **Planning Matters:**

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

- (i) *DC/16/4214/FUL – Construction of a single storey lean to extension with obscured glazed roof and single dormer at rear, 64 Stradbroke Road, for Mr I Fernandez.*

Following discussion regarding this application it is the recommendation of the Committee 4 in favour, 1 against, to suggest that WDC approve this application.

- (ii) *DC/16/4151/VOC Variation of Condition Nos. 3, 5, 10, 12 and 14 of DC/16/0442/FUL – Re-use of a previously developed site to include an engine shed/visitor centre, platform and section of track around proposed nature reserve area and associated car parking. Amendment of wording to replace the words “before development commences” with before the site is brought into public use”, Old Gas Works Site, Blyth Road, for Southwold Railway Trust.*
Lengthy discussion took place regarding the application and the various requests for variation of conditions.

The Planning Committee wished to remind WDC that no communication has taken place between the applicant and the owners of the access road to the site. The Planning Committee felt that this was an important aspect that should be remembered when discussing all aspects of the application.

WDC have signed off some variations of conditions already and advised that the decision on planning matters is dealt with on a separate basis to property rights.

It was Agreed that the following comments should be made to WDC and seek their refusal to the appropriate VOC on the following grounds;

VOC Condition 3 – the Planning Committee felt that the JPC report of 22.09.2016 is insufficient. A full and detailed report needs to be requested. The implications of a ‘proposed building will be constructed on a raft’ needs to be fully investigated. The Planning Committee refuted the statement on page 2 of the JPC report of 22/9/16 that states “it is hoped that these changes will be sufficient for you to reconsider the need for any additional monitoring” and would suggest to WDC that further additional monitoring is an absolute necessity.

VOC Condition 5 – the comments relating to Condition 3 above apply. The Town Council planning cttee would suggest to WDC that this VOC should be refused as additional long term monitoring is an absolute necessity.

VOC Condition 10 – WDC have already agreed this VOC. The Planning Committee reiterated their comments that no communication had taken place between the applicant and the owners of the access road to the site.

VOC Condition 12 – the Planning Committee consider that for a development of this size the specific details of design and landscaping are fundamental to the application and must be agreed in specific detail prior to development being permitted. No alteration to the original Condition should therefore be permitted as there are insufficient reasons for such a request to be allowed.

VOC Condition 14 – same comments as VOC Condition 12 above.

- (iii) *DC/16/3272/FUL – Construction of single & two storey side addition, replacing existing side addition and internal alterations, The Old Chapel, 5 Mill Lane, for Mr R Taylor.*

The Planning Committee had lengthy discussion regarding this application and had the following concerns;

- (a) car parking is insufficient for the size of the development, (b) there is dangerous access to and from the car port – sight lines and visibility are impeded – is not physically possible to exit and enter safely, (c) 40% increase in footprint, (d) this is a Grade II listed building and the plans are not appropriate for the property which is within a Conservation Area, (e) to provide adequate parking on the site the size of the development will need to be reduced, (f) details contained within the Design & Access Statement are not apparent on the drawings. Due to this disconnect between the two, both the Design & Access Statement and the drawings should be resubmitted to ensure that they correctly correlate, (g) design – the turret is not appropriate for this listed property within a Conservation Area and is contrary to Policy DM2. Impact on historic features are contrary to Policy DM3, (h) Suffolk Preservation Society have responded to the application and the Planning Committee confirmed that they supported the views and concerns of the Preservation Society.

On the basis of the above it is the recommendation of the Planning Committee that WDC seek to refuse the application

The Planning Committee agreed that the actual parking provision should be a fundamental part of this application and the size of the extension to the property reconsidered accordingly.

The Planning Committee would request a site visit by WDC to this site prior to any decision being made.

- (iv) *DC/16/4423/FUL – Replacement of the sliding sash element of the windows on the South West and North West elevations and replacement of the plastic soil and vent pipe to the South West elevation with black cast iron, 24 High Street, for Mr D Kirk.*

The Planning Committee had no adverse comments and would recommend that WDC approve this application.

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

DC/16/2105/FUL & DC/16/2459/FUL – Guardship, North Parade	Approved
DC/16/3528/FUL – 21 Cumberland Road	Approved
DC/16/3121/FUL – Brick Kiln Cottage, Marlborough Road	Refused
DC/16/3522/FUL – 31 High Street	Refused

Noted.

(c) Any other planning matters

Local Listing – update on Garden Lodge and Mole End - Cllr Jeans provided an update about this listing which had been partially successful in its outcome.

Local Listing – other properties – to be considered on a future agenda.

WDC Planning Cttee agenda items – the Agenda for the WDC Planning Committee was not yet available although it was noted that there will be two WDC Planning Committees this month on 15th November and 29th November.

Historic Brickwork in East Anglia report – hard copies to be provided to each Committee member.

Committee members training requirements – Committee members to consider the areas on which they would wish to receive training. A list of possible subject areas to be prepared to the Town Clerk and sent to the Committee members including design and heritage assets.

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.*

Letter received from WDC advising that 2 members of the Town Council were invited to attend a site meeting for application DC/16/3381/FUL re Swan Hotel. It was agreed that the Town Mayor and the Chair of the Planning Committee would attend. Discussion took place regarding the format of the site meeting and the Town Clerk was asked to ascertain whether the Design & Conservation Officer had also been invited.

The Town Mayor reminded those present that a meeting had already been facilitated between Adnams and the residents to try and move the application forward constructively. Adnams have subsequently provided a letter to the Town Hall which they had also copied to residents of Victoria Street, setting out some clarifications that they would be prepared to undertake. The Town Mayor and the Chair of Planning had been offered a further meeting with Adnams and it was agreed that this should now take place. The Town Mayor to contact Adnams to arrange an appropriate date and time.

7. **Date of next Planning and Development Committee Meeting:**
Tuesday 15th November 2016 at 7pm at the Town Hall.

There being no further business the meeting closed at 8.30pm

Chair

Date