

SOUTHWOLD TOWN COUNCIL

Minutes of the Meeting of the Planning and Development Committee held in the Council Chamber at the Town Hall, Southwold, at 7.00pm on Wednesday 14th July 2015

PRESENT: Councillor
“ Mrs J Jeans
“ D J Palmer
R Temple
M Tucker
“ J A Windell

Also present: One member of the public and the Town Clerk.

BUSINESS

1. **Apologies:** Apologies for absence were received from Cllr Bradbury.
2. **Declarations of interest:**
 - a) *To receive any personal declarations of interest regarding the agenda.*
Cllr Tucker declared a personal interest in relation to planning application DC/15/2071/COU.
 - 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 – No lobbying to note.*
3. **Minutes:** The Minutes of the Meeting held on Wednesday 1st July 2015 were confirmed and signed.
4. **Standing Orders:**
It was RESOLVED by all to suspend the meeting to allow public participation.

Mr Wolfenden spoke with regards to his planning application DC/15/2071/COU. Mr Wolfenden advised that himself and his wife had purchased this part of the property with a sitting tenant, and the property was then subsequently used by his wife as a yoga studio. The property was put on the market 2 years ago but to date has not sold. The resident felt that there were 3 reasons for this (1) it was too small for a retail unit, (2) steps to the unit were difficult to access (3) layout is not suitable for a retail premises. The planning application seeks to revert the property back to a residential property to create a small studio flat which could be let as a holiday let.

The resident left at 7.10pm.

The meeting reopened.

5. **Planning:** (a) *To determine the town council response to the following applications:*
 - (i) DC/15/2261/FUL – Construction of a front porch, 64 North Road, for Mr & Mrs A Beckingsale.

It was RESOLVED by a majority of 3 to 1 to approve this application. The Committee wished that it be noted that they had only considered the front porch as per the planning application specification although the plans included with the application showed that extra works may be due to take place on the rear of the property.

- (ii) *DC/15/2257/FUL – Construction of a front porch, 65 North Road, for Mr & Mrs W Troy.*

It was RESOLVED by a majority of 3 to 1 to approve this application. The Committee wished that it be noted that they had only considered the front porch as per the planning application specification although the plans included with the application showed that extra works may be due to take place on the rear of the property.

- (iii) *DC/15/2071/COU – Change of use from Yoga Studio to a residential flat, Upper Ground Floor, Farleigh House, 39 High Street, for Mrs Anna Wolfenden.*

It was RESOLVED by all to approve the application.

- (iv) *DC/15/2342/LBC – Listed Building Consent – Alterations, extensions to facilitate change of use of former public house to four retail units (permitted development) with two self-contained flats over, Former Kings Head Public House, 23-25 High Street, for Adnams Plc.*

Full discussion took place regarding the application.

Action

As it was not clear what was being requested, Cllr Jeans will contact WDC Planning Officer Iain Robertson to ascertain whether this is a change of use application, prior to a formal response being compiled.

Subsequent to meeting Patsy Dobson, WDC Development Management Team Leader responded to advise that this application is for LBC only, relating to interior and exterior changes to the Kings Head, and not for any change of use. A new application has subsequently been filed for change of use to retail.

It was therefore RESOLVED to respond to the LBC application as detailed above with the comment that “there is no objection on design and heritage grounds although we reserve our right to object to the change of use.”

- (v) *DC/15/2337/FUL – Replacement of 5 windows and 1 door to rear, Waverley, 3 Godyll Road, for Mr Dresner.*

It was RESOLVED by all to approve this application.

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

DC/15/1398/FUL – 2 Marlborough Road	Approved
DC/15/1677/FUL – The Kedge, North Parade	Approved
DC/15/1587/FUL – 39 Fieldstile Road	Approved
DC/15/1891/FUL – 26 East Street	Refused
DC/15/2238/AME – 14 Marlborough Road	Refused
DC/15/2195/TCA – The Links, Godyll Road	Approved

- (c) Any other Planning Matters including:

Buildings of Local Historic Interest – update on research.

Cllr Palmer advised that Thatchways first entry on the Land Registry search was in 1924. A map of the town dated 1899 showed a plot reserved in this location.

Cllr Jeans will ascertain information from the Suffolk Records Library.

Alan Greening is also undertaking research.

Appeal lodged re DC/14/4278/FUL – 26 East Street against refusal of planning permission.

The details of the appeal were read to the meeting and noted.

Inspector’s decision re 56 Sutherland House

The Inspector’s decision had been viewed by the Committee members. The Committee felt that it was important for planning policy references to be made on all planning responses.

Suffolk protocol re Pre Planning Applications.

The Committee considered the legal advice received by SALC and it was agreed that a process and protocol should be drawn up for Southwold Town Council.

Action Cllr Jeans to draft the process and protocol and forward to the Town Clerk.

Action *World of Planning* – Cllr Jeans and Cllr Palmer had attended the World of Planning Seminars and will produce a written report to be submitted to a future meeting.

Action *Training* – Cllr Jeans advised that she has followed up the suggestion regarding training on “design matters” and a future training session will be held – date to be confirmed.

DC/15/2158/FUL – At the suggestion of the Planning Committee, the Conservation Officer Ruth Summers had visited the property.

April Cottage, 9 Spinners Lane – Cllr Jeans advised that the resident of April Cottage had contacted her in response to the pre application discussion held at a previous meeting. Cllr Jeans suggested that the applicant contact the Planning Officer Iain Robertson, and the Conservation Officer Ruth Summers before submitting any new application.

Action Cllr Jeans will forward the advice that the Town Council had received from the planning officer, onto the applicant.

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.

Nil.

Date of next Planning and Development Committee Meeting:

Tuesday 28th July 2015 at the Town Hall at 7pm.

There being no further business the meeting closed at 8.15pm.

Chair

Date