

## 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 21<sup>st</sup> June 2016**

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

Also present: The Town Clerk.

### BUSINESS

1. **Apologies:** Apologies were received from Cllr Tucker and the High Steward.
2. **Terms of Reference:** - *to note Terms of Reference.* Alterations were made to the Terms of Reference as annotated on the attached. **Full Council to approve the amendments.**
3. **Declarations of interest:**
  - a) *To receive any personal declarations of interest regarding the agenda.*  
All councillors declared a personal interest as Trustees of the Common Trust on DC/16/2355/DRC.
  - b) *To receive any pecuniary declarations of interest regarding the agenda.*  
There were no declarations of interest.
  - c) *To receive any request for dispensations regarding the agenda.*  
Not applicable.
  - d) *To note any lobbying*  
Cllr Jeans declared details relating to DC/16/2281/FUL.
4. **Minutes:** the Minutes of the Planning and Development Cttee meeting held on Tuesday 7<sup>th</sup> June 2016 were approved and signed.
5. **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.*

6. **Planning:**
  - (a) *To determine the Town Council response to the following applications:*
    - (i) *DC/16/2213/FUL – Provision of glazed roof pavilion over existing lightwell, 3 White Point, Eversley Road, for Mr D Munro.*  
The Committee agreed that they would wish WDC to refuse this application with the comments that this is an unnecessary addition on a building which is already over fussy. The application will add a second larger turret on an area which is already a small roof area. The application does not enhance the street scene or the Conservation Area.

- (ii) *DC/16/2406/FUL – Construction of a single storey rear extension, 19 Hotson Road, for Mr & Mrs M Goodman.*

The Committee agreed that they would wish WDC to REFUSE this application due to the scale of the application. It was considered that the proposals are too big for the building. The application is infill. The design is not appropriate for the area. The Committee noted that the provision for an extra bedroom and inherent increase in capacity would overstretch the infrastructure i.e. drainage etc. There is no increase in parking provision contained within the application despite the increase in capacity at the property.

- (iii) *DC/16/2290/FUL – To remove a low section of wall on Blackmill Road, to allow access for off-street parking, Forest Cottage, Blackmill Road, for Mr R Buck.*

The Planning Committee advised that they were pleased with the permeable surfacing, the landscaping and screening and the provision of off road parking. The Planning Committee would have no objection to this application being approved by WDC subject to approval by Suffolk County Council Highways.

- (iv) *DC/16/2281/FUL – Installation of 16 solar edge panels, 33 Station Road, for Mr I Plummer.*

The Planning Committee considered this application as if it were not a retrospective one. The Planning Committee could find no apparent discussions being held with the Design & Conservation Officer. The property is a locally listed building within a Conservation Area. A heritage asset statement should be supplied with the application papers. The building is apparent from Southwold Common and to a lesser extent from Spinners Lane. The national guidance on solar panels was referred to in which the guidance states that effort should be made to consider other energy efficiency means as also detailed in the English Heritage Guidance. There is no apparent evidence that such efforts have been made. In view of the above the Planning Committee would request WDC to REFUSE the application.

- (v) *DC /16/2306/FUL – Re-instatement of boundary wall, and general renovation of front garden, 8 North Parade, for Mr J Rumsey.*

The Planning Committee have no objections with this application. The Planning Committee confirmed that this was an example of how they would like to see all planning applications submitted.

- (vi) *DC/16/2445/TPO – TPO NO. 179 – rear garden – 1 x willow – fell to ground level. Reason: extensive decay at base and on main stem. Replacement tree to be agreed., 71A North Road, for Mr L Barton.*

The Planning Committee have no objections to this application. The Planning Committee would request that the type of replacement tree be discussed with the Town Council.

- (vii) *DC/16/2355/DRC | Discharge of Condition Nos. 8, 9, 10, 11 and 18 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 - Manoeuvring and parking, steam whistles details, works to Blyth Road, details of materials and a travel plan | Land East Of Sewage Works Blyth Road Southwold IP18 6AZ.*

(i) *Manoeuvring and parking* – the Planning Committee advise that the proposals are not as agreed in the original drawings. 33 spaces are now being incorporated within the site instead of the original 22. The turning area seems only marginally

adequate and the Committee would therefore recommend a second turning area to ensure the safety of pedestrians and vehicular traffic. The Planning Committee would suggest that in view of the alterations contained within these papers, a new planning application should be requested as the alterations are significant bearing in mind the above. Discussion took place about the access gate – there appears to be one gate for access by pedestrians, cars, bicycles and the Committee would suggest that one entrance does not provide appropriate safety measures.

- (ii) *Steam whistles* – the Planning Committee have no comment on this.
- (iii) *Works to Blyth Road* – the proposals for Blyth Road are the same as those made in the application in 2009. There is no evidence that Suffolk County Council has been consulted or has agreed the specification or the works. The Condition set by Waveney District Council requires details of the scope/timings of the works and there are no apparent details within the paperwork. There is no apparent plan for maintenance. There is no evidence that the landowner has been consulted. There is no evidence that the landowner has provided consent to these works. The industrial nature of the business at the end of the footpath needs to be considered. The Planning Committee would suggest that the landowner should be a statutory consultee within this process along with the Suffolk County Council Rights of Way Officer. The Planning Committee would suggest that this condition cannot be discharged on the information provided.
- (iv) *Details of materials* – it is premature to consider details of the materials at the present time.
- (v) *Travel plan* – there is no evidence that the paperwork meets the requirements set out by the NPPF or Suffolk County Council in relation to a travel plan. Assumptions are made within the application which had not been substantiated. The industrial nature of the business at the end of the footpath needs to be considered. SCC advise that “the Plan shall describe the means by which workers, visitors, and users of the development shall be encouraged to travel to the site other than the private car. The Plan as approved shall be monitored and reviewed on an annual basis and a copy of that annual review and the action plan arising shall be submitted to the Local Planning Authority. The measures described in the action plan shall be implemented in the time period identified.” SCC advise that “if the traffic generated is more than anticipated, what measures are in place to mitigate against any negative impacts of this. Are the submitted documents sufficiently robust to allow future monitoring as required by the condition wording.” The Planning Committee would suggest that this condition cannot be discharged on the information provided.

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

DC/16/0442/FUL – Old Gas Works Site, Blyth Road	Approved
DC/16/1516/FUL – Craven Cottage, 51 Pier Avenue	Approved
DC/16/1006/FUL – 30 East Street	Approved
DC/16/1055/LBC – 30 East Street	Approved
DC/16/1556/FUL – Westholme and Cranbrook, Godyll Road	Approved

The decisions were noted.

(c) To receive feedback from the Joint meeting with Reydon PC, and WDC Planning Policy Officer Desi Reed.

Notes from this meeting will be provided. An initial draft of a response to the consultation has been prepared and will be circulated to all members of the full

Council for their consideration and comment prior to formal ratification of the document at a Town Council meeting.

Cllr Palmer advised that the Clerks were to liaise regarding a joint meeting with Reydon PC and Anglian Water. SCC Ward Member to also be invited.

(d) World of planning – 27<sup>th</sup> July. Noted.

7. 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 Town Clerk advised that the developer of the previous Service Station Site had forwarded proposed names for the properties. These to be referred to full Council.

8. **Date of next Planning and Development Committee Meeting:**  
Tuesday 5<sup>th</sup> July 2016 at the Town Hall at 7pm.

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

Chair .....

Date .....