

SOUTHWOLD TOWN COUNCIL

Minutes of the Meeting of the Planning and Development Committee held in the Council Chamber at the Town Hall, Southwold, at midday on Thursday 22nd June 2017

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

Also present: The Town Clerk and 4 members of the public.

BUSINESS

1. **Apologies:** Apologies were received from Cllr Tucker and the High Steward. A member of the public requested permission to film the meeting. The Town Council policy on filming was read by the Chairman and there were no objections from those present.

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.*

Nil.

3. **To receive comments from Southwold electors on matters on the agenda (each elector will be allowed a maximum of 3 minutes).**

Mrs Turvill Smith spoke regarding the planning application for South Cliff Cottage. This has caused her some concern as it is further development on an already overdeveloped site. Concern was also expressed for the potential loss of amenity to the neighbour as the window will overlook their private garden. Any construction will cause issues with regards to vehicular access as the property is only accessible by the prom on which there is no vehicular access or parking facility. Mrs Turvill Smith advised that she would have preferred that neighbours had been consulted by the applicant prior to the planning application having been submitted.

Wendy Green spoke regarding planning issues at 32 East Street which have affected the quality of her enjoyment of her own property. Demolition works have been carried out at the back but appropriate building regulations have apparently not been adhered to. Mrs Green had to leave her own property 2 weeks ago due to gas smells from the adjoining property for which she then contacted British Gas and the gas supply has been capped off. Relations with neighbours have broken down and Mrs Green asked for advice as to how to get this to a satisfactory conclusion.

Public session closed.

4. **Minutes** - To receive and approve the minutes of the meeting of 30th May 2017.
It was RESOLVED by all to approve the minutes of 30th May 2017.

5. **Planning Matters:**

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

(i) *DC/17/2518/FUL – New rear extension and alterations, South Cliff Cottage, South Green, for Mr D Gibbons.*

The Town Council Planning Committee advise that the plans have significant omissions which make the proposals within this application extremely difficult to ascertain;

- *The plans have no dimensions stated - either vertical or horizontal.*
- *The location of certain sections are not shown on the drawings – specifically the location of the rear section.*
- *The section showing the link buildings between the front and rear cottages is not shown on the plan of the existing layout.*
- *There are inconsistencies within the drawings ie the window does not appear on all relevant plans.*
- *Elevations are omitted.*

For the benefit of the public and the consultees these plans need to be redrawn in order for the application to be considered.

From the information that can be ascertained from the plans it seems that this application will create an extra bedroom - the emerging neighbourhood plan requires extra parking to be made available for each bedroom created.

The proposals will affect the amenity of 16 South Green as it will overlook the private garden space of this neighbour.

This application is within a Conservation Area - it is unclear whether the proposal is of the size would be deemed permitted development - the additional plan details as mentioned above will be required in order to ascertain this.

There is no parking or vehicular access to the property - and this raises concerns regarding all parking requirements - both for construction and future use. Access is from the cliff top and there is no right of vehicular access along the top of the prom. Any construction vehicles will therefore have difficulties accessing the property. Parking on nearby greens is not permitted. As this is used as a holiday let the access arrangements already prove difficult and require vehicle access through non-vehicle areas.

This application is overdevelopment - the creation of a bedroom and shower and utility room within an existing passageway is further overdevelopment of this already overdeveloped property.

(ii) *DC/17/2228/FUL – Replacement of flat roof with slate pitch lean to and new gates, 14 North Parade, for Mr & Mrs S Fenby.*

The Planning & Development Committee recommend that WDC seek to approve this application.

(iii) DC/17/2229/FUL – Two storey side extension with single storey to rear, 9 Hotson Road, for Mr & Mrs N Pagan.

The Planning & Development Committee recommend that WDC seek to approve this application subject to the materials matching the existing brick and roof tiles.

(iv) DC/17/2481/TCA – Trees numbered as per application & plan. T1 – holly – reduce away from building. T2 – cherry – reduce in height so it's clear from tv aerial belonging to The Old Vicarage, Gardner Road, for Mr G Denny.
Noted.

(v) DC/17/2292/ADI – Illuminated Advertisement Consent – 1 x non-illuminated Co-op timber logo. Fitted to existing background, 1 x set of non-illuminated acrylic 'Welcome To' text fitted to existing background, 1 x internally illuminated suspended Co-op logo, installed inside the building behind the window, 6 x non illuminated wall mounted flat aluminium panels, 2 Market Place, for Co-operative Food.

The Planning & Development Committee recommend that WDC seek to approve this application.

(vi) DC/16/3522/FUL – Appeal – Ground floor front extension to retail unit, 31 High Street, G.B. Chadd (Holdings) Ltd

The Planning & Development Committee recommend that WDC seek to approve this application.

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

The WDC decisions were received and noted.

(c) Any other planning matters

Local Listing – properties for listing – see also Character assessments

WDC Planning Cttee agenda items – to receive matters from the WDC Committee

Any other planning correspondence to consider including;

The Chairman referred to the problems being experienced by Mrs Green with regards to 32 East Street. The planning application for the new build had been approved as permitted development and a query was raised as to whether there should be any permitted development within a Conservation Area. Further research to take place. It was suggested that the planning officer and the building regs inspector attend the site to ensure that all work is being carried out in appropriate with both planning and building regulations.

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.

There was no urgent business.

7. **Date of next Planning and Development Committee Meeting:**

Provisional date subject to quorum = Tuesday 4th July 2017 at 6pm at the Town Hall.

There being no further business the meeting closed at 1.30pm.

Chair

Date