

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 4th October 2016

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

Also present: The Town Clerk and the High Steward.

BUSINESS

1. **Apologies:** Apologies were received from Cllr Jeans and Cllr Tucker.
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. **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).*

There were no members of the public present.

Meeting reopened

4. **Planning Matters:**
 - (a) *To determine the Town Council response to the following applications:*
 - (i) *DC/16/3605/FUL – Revised application for a significantly smaller first floor extension, Mackenzie Mews, 58 High Street, for Miss S A Foley.* The Planning Committee agreed to suggest to WDC that they refuse this application as the design does not enhance or improve the Conservation Area and the requested extension does not complement the existing building. The application was considered to be contrary to the principles of CS01 and DM02.
 - (ii) *DC/16/3826/FUL – Creation of vehicular access, 1 Wymering Road, for Mr R Evans.* The Planning Committee had no objections to any part of this application and would recommend that WDC approve as it will result in a car being taken off the highway.
 - (iii) *DC/16/3860/FUL – Replace existing fence to front of property with 9 mt of 1.5mt high oak waved panel style fencing, Holly House, 80 Pier Avenue, for Mr M Gregory.* The Planning Committee had no objections to the application and would recommend that WDC approve.

(iv) DC/16/3913/FUL -Removal of existing windows and doors and replacement with new hardwood windows and doors with slim line sealed unit glazing styled to match existing, 12 Bartholomew Green, for Mr M Knights. The Planning Committee had no objections to the application and would recommend that WDC approve.

(v)DC/16/3914/FUL -Removal of existing windows and doors and replacement with new hardwood windows and doors with slim line sealed unit glazing styled to match existing, 11 Bartholomew Green, for Mr M Knights. The Planning Committee had no objections to the application and would recommend that WDC approve.

(vi) DC/16/3711/FUL – Demolition of existing timber shed; replacement shed on larger footprint for the storage of fishing equipment and associated activity, Hut E29, Blackshore, for Mrs K Ellis. The Planning Committee had no objections to the application and would recommend that WDC approve so long as there is a condition that specifically states that the new shed must be used solely for the storage of fishing and ancillary equipment.

(vii) DC/16/3755/VOC – Variation of Condition no. 11 of DC/16/1581/RG3 – Change the condition from pre-commencement to a pre-occupation condition. Existing wording: “No other part of the development hereby permitted shall be commenced until the existing vehicular access has been improved... etc.”, Southwold Business Centre, St Edmunds Road, Southwold, for Orwell Housing Association Ltd. The Planning Committee had no objections to the application and would recommend that WDC approve.

(viii)DC/16/3288/OUT – Outline Application to enable improvements to Saint Felix School to include residential development, public open space and associated infrastructure on the former playing field at Saint Felix School, Saint Felix School, Halesworth Road, Reydon, for Mr J Whyte. The Planning Committee confirmed that they had already responded with regards to infrastructure, as per their remarks to the last application which includes the issue of foul and surface water drainage, and the capacity of the pumping station. It was noted that the development is within an AONB. It was noted that any extra traffic would have an impact on parking in Southwold and concern was expressed about the electricity capacity to both Southwold and Reydon. The cumulative effect of all new developments within Southwold and Reydon are causing major issues on all infrastructure related services.

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

DC/16/3011/FUL – 64 Stradbroke Road

Refused

(c) Any other planning matters

DC/16/3381/FUL Swan Hotel entrance and exit – the Chairman advised that, further to the letter to Adnams as per previous Minutes, the CEO of Adnams was to meet with the Town Mayor and the Chair of Planning to discuss this application further. Views were sought from members about the meeting. Following discussion, it was agreed that the traffic impact assessment would be important and should be requested together with information about any other due diligence that has been carried out. Discussion should also be centred on the management of the parking system and how this will be carried out, together with discussion on ensuring that all the spaces in the car park are to be for hotel guests. It was suggested that non guest vehicles should use other entrances.

DC/16/3272/FUL & DC/16/3273/LBC The Old Chapel, 5 Mill Lane - a member of the Committee advised that objectors had been querying their right of appeal should WDC seek to approve this planning application. Committee members had advised the objectors that there is no right of appeal for either them, or any stakeholder including the Town Council.

5. **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.

6. **Date of next Planning and Development Committee Meeting:**
Tuesday 18th October 2016 at 7pm at the Town Hall.

There being no further business the meeting closed at 8pm.

Chair

Date