

**NORTH PLANNING COMMITTEE - UPDATE SHEET**  
**13 July 2021**

**Item 5 - DC/21/1200/FUL - The proposal is for a 1 and a half storey 3 bay cart lodge with tourist accommodation at first floor level. Ground floor includes two parking bays and one storage bay. First floor comprise, WC, Dining/Kitchen/Living room, bedroom and ensuite at Common Edge, Farnham Road, Snape, IP17 1QW.**

Condition 4 of the decision is to be re-worded to include a restriction that does not allow the occupation of the holiday accommodation for a continuous period of more than 56 days by one person or persons who is not related or working for the household.

Condition 4 Reworded (as follows):

*The development hereby permitted annexe shall not be occupied or sold as a separate permanent dwelling but shall be used as a holiday let in connection with the use of the dwellinghouse to which it relates or for occupation by a relative, employee or parent of the householder or his/her spouse.*

*The approved holiday unit(s) can be occupied as holiday accommodation but shall be restricted to a continuous period of 56 days by one person or persons who is not a relative, employee or parent of the householder or his/her spouse, within one calendar year. The owner shall maintain, and keep available for inspection at all reasonable times, an up-to-date register of lettings.*

*Reason: The development is not such that the local planning authority would be prepared to approve as a separate dwellinghouse in its own right and the proposed unit is suitable for holiday accommodation but not suitable for permanent, independent residential use.*

**Item 6 – DC/21/1470/FUL – Addition of new first floor, including alterations to roof, minor adjustments to fenestration and associated works at Limosa 3 Crespigny Road Aldeburgh IP15 5HA**

Correction of non-statutory consultee comment from Aldeburgh Society. The report omitted this comment. This should read as comments being received on 21 April 2021 (rather than no response). See full comments below for the avoidance of doubt:

*'Dear Steve and Admin.,*

*I refer to the above application.*

*In view of the fact that the proposal could perhaps be seen as controversial, I consulted all members of the Society's planning committee to seek their reaction to it.*

*I am pleased to report that my committee unanimously felt that this radical solution to extending the facilities to this bungalow in this mixed and visually diverse area, was not inappropriate and recommended that planning permission be granted. Indeed I believe that this exiting solution, rather than just “lumping on much of the same”, will add to the character and visual diversity of the area.*

*Yours sincerely,*

*Peter G.R. Hill.*

*Chairman of the planning committee of the Aldeburgh Society.’*

**Item 8 – DC/21/2305/FUL - New single storey extension to create new kitchen and servery.  
Gun Hill Beach Café, Promenade, Southwold, IP18 6HF**

Third party representations

14 representations have been received, one in support and 13 objecting on the following grounds:

- The application is now retrospective as the extension has been built;
- The extension will cause harm to the amenity of the adjacent beach huts resulting in loss of privacy and increased noise and disturbance from people queuing closer to the huts and constant coming and goings;
- Overlooking of the green area to the back of the beach huts from a window in the side elevation of the extension;
- The extension is an overdevelopment of the site changing the character and feel of the facility;
- It will restrict access to the rear of the beach huts and the steps and sandpipe that serves them;
- Expansion will result in increased cooking adding to odour issues;
- There will be increased noise from extraction and ventilation equipment;
- It will attract more customers leading to greater congestion in the immediate area;
- Total disregard for neighbours
- Potential to cause structural damage to beach hut given water run-off is directed under the hut;
- Fire safety issues; and
- The covid reasons are not convincing, anyway all restrictions are being lifted.

The applicants have responded to these concerns by noting the following:-

- the current building was totally unfit for purpose for the current summer season, when Covid regulations / restrictions are implemented and applied to how this business can operate, combined with the projected increase in staycations. Staff members who were suffering from both operational difficulties and overheating in the cramped building, creating a situation that had become intolerable. The applicants

builders had a three week window of opportunity available to put up the shell before other commitments meant they wouldn't be available until after the summer season. This would have compromised the safety of both staff and customers. The building, with small extension, is essentially a temporary structure and does not harm the natural environment in any way.

- The potential to extend was discussed with both Southwold Town Council and Waveney District Council.
- There is no restriction of public access as the extension takes up an area previously used by two large picnic benches that were bolted to the ground. There is no possibility of any queue obstructing a Right of Way as the new hatch is for food collections only and not for customers placing orders.
- The window in the end gable is a high level window, fitted with opaque glass, to improve ventilation / cross flow of air to cool the interior working conditions of staff.
- There is no intention to install any further mechanical ventilation. The whole point of the new area is to increase the natural ventilation through the building via extra doorways and window openings. The existing building has 3 roof hatches at the rear of the building to aid ventilation. The location of Cooking apparatus will remain in-situ, with extraction via an existing and silent fan (with no historic complaints), that have been operational for the last 20 years.
- the extension creates a servery counter to deliver food orders only. The bacon grills are not, and will not be situated in the new area. There will simply not be an increase in cooking or smells.
- The kiosk is important to the vitality of Southwold's dynamic sea front, whose function and Licence is to provide food, drinks and ice creams to the general public. The sole purpose of the new servery is to reduce congestion, not to increase business. My clients have already noticed the reduction in queues and congestion as customers are no longer jammed around the existing small servery hatch. All tables are now on the beach, as suggested by the council, with 100% customer support with no issues or complaints from the public.
- the proposal has resulted in the removal of a picnic table positioned next to the Corner Hut, which means that no customers sit and use this area, which greatly improves their privacy and reduces disturbance. The new servery hatch will be for the collection of orders, to try and eliminate those queuing to give orders;
- It is pointed out that the applicants family have a combined total of over 70 years of customer service at Gun Hill and North Parade Kiosks and have never had a single complaint of noise or disturbance from any Beach Hut Owner. They receive dozens of positive reviews and comments from new and existing customers every week.
- The proposals will allow staff to work more safely and efficiently.