

MINUTES of the EXTRAORDINARY COUNCIL meeting held at Felixstowe Town Hall on Wednesday 4 March 2015 at 7.30pm

PRESENT: Cllr D Savage (Deputy Mayor in the Chair) Cllr M Sharman
 Cllr M Deacon Cllr A Smith
 Cllr Jan Garfield Cllr M Walker
 Cllr J Sennington Cllr K Williams

OFFICERS: Mr A Tadjrishi (Town Clerk)
 Mrs L Monsen (Mayor's Secretary)

IN ATTENDANCE: One member of the Press, 22 members of the Public.

In the absence of the Town Mayor, Deputy Mayor Cllr D Savage in the Chair.

Prior to opening the meeting the Deputy Mayor advised that in order to meet the requirement of the Openness of Local Government Bodies Regulations 2014, Standing Order 3(l) would be suspended.

The Deputy Mayor also advised that the public question session would be extended to 30 minutes to allow for additional questions which may arise. Members of the public were reminded that the meeting was to consider the Town Council's response to the Felixstowe Area Action Plan Issues & Options Consultation only and as such, questions should be related to this matter.

PUBLIC QUESTIONS

In response to a question on how potential drainage and sewerage issues would be taken into account for any housing developments around the Ferry Road area; the Deputy Mayor confirmed that all applications would be subject to a number of provisions being met, including drainage, before the District Council were able to give any approval.

On a question regarding the suitability of the housing density proposed in the Felixstowe Area Action Plan Issues & Options document for the land behind 15 and 16 Conway Close, Cllr A Smith responded that this which required careful consideration to ensure the appropriate trade-off between high density and amount of land required for use.

A member of public, referring to comments in the David Locke report about the land behind 15 and 16 Conway Close being unsuitable for housing development due to poor access and amenities, asked whether the Town Council agreed that this site should be protected. The Deputy Mayor responded that the site had a variety of challenges and the District Council had indicated a timeframe of 6-15 years before development. This would allow time for necessary further assessment of the area alongside any impact of new housing at the nearby site for which outline planning permission had already been granted.

In response to a question on whether proposals for further housing in Felixstowe and the Trimleys would require an upgrade of the relief road from Trimley St. Martin to Levington as an alternative route for commercial traffic, Cllr Smith agreed that traffic impact would need to be assessed and referred to a similar scheme for a new additional road off the Howlett roundabout, Trimley towards Trinity Terminal which had been considered in the past.

518. APOLOGIES FOR ABSENCE

Apologies for absence were received from the Town Mayor Cllr G Newman, Cllr N Barber, Cllr S Bird, Cllr Jon Garfield, Cllr M Morris, Cllr C Slemmings, Cllr M Stokell and Cllr C Webb.

519. DECLARATIONS OF COUNCILLORS' INTERESTS

Councillors M Deacon, Jan Garfield, D Savage, M Sharman, J Sennington, A Smith and K Williams each declared a Local Non-Pecuniary Interest in item #521 (Felixstowe Peninsula Area Action Plan Issues & Options Consultation) as Members of Suffolk Coastal District Council.

520. REQUESTS FOR DISPENSATIONS

There were none.

521. FELIXSTOWE PENINSULA AREA ACTION PLAN ISSUES & OPTIONS CONSULTATION

Members considered the draft response to the Felixstowe Area Action Plan Issues & Options Consultation as presented in the report and recommended by the working group.

Following a debate and some amendments to the draft report the final response was proposed as follows:

Document Reference	Felixstowe Town Council Comment
Page 3, Para. 1.3	Though the peninsula has seen large scale residential growth over the last 40-50 year, Felixstowe has been a planned and expanding town ever since the 1890s.
Page 3, Para. 1.5	Port of Felixstowe is the largest port in the UK and one of the largest in Europe. The port is more than a significant factor in the local economy, it is vital.
Page 3, Para. 1.5	Reference to the resort should be expanded to a separate paragraph dedicated to the history and nature of the town as a resort. The varying elements of the resort offer should have independent comments.

Page 3, Para. 1.6	The recent introduction of the Deben Estuary Plan has fully illustrated the need to conserve and protect the unique character of the area and should be referenced here.
Page 5, Para. 1.19	The AAP was intended to be a much wider document than simply designating 'land use' and should provide a full action plan of how Felixstowe can develop – only part of which is land use. In order to meet these wider aspirations the Town Council calls upon Suffolk Coastal District Council to ensure that all the topics covered in Chapter 11 of the 2001 Local Plan which remain relevant will be adequately covered by the AAP.
Page 7, Para. 2.4	As part of its evidence base, the Town Council recommends that the District Council investigate how port-related expansion plans may impact local projections across a range of scenarios, having regard to social economic and environmental factors.
Page 10, Para. 3.0	Though this information can be found in the background documents, Section 3 should more clearly outline the requirements of the Core Strategy in contrast to the 2001 Local Plan.
Page 10, Para. 3.0	Saved Policy AP170 is clear on how housing developments will be considered in Felixstowe. Core Strategy Policies SP19 and SP21 do not give as much detail. The District Council should provide assurance that the principles of AP170 will be covered by the AAP. In any case, clearer explanation should be given on the housing requirements outlined in the Core Strategy including how the allocation of an additional 1,440 homes in the defined AAP area will be met and whether the figure of 1,440 is up to date or requires revision.
Page 11, Para. 3.6	Whilst it is true that port-related enterprises outside the AAP should be taken in to consideration, the AAP should also address the ongoing growth of Port-centric logistics within the AAP boundary.
Page 11, Para. 3.6	References to 'links' appear to relate to both socio-economic links and transport links to the Port, the peninsula and further afield. Both are important in their own right but are distinct topics. Felixstowe Town Council calls upon the District Council to undertake a fuller and wider analysis of the Port's business as a core element of the AAP.

Page 11, Para. 3.8	References to Felixstowe Futures should be updated to refer to the replacement group Felixstowe Forward.
Page 12, Para. 4.0	Whilst the Town Council may provide comment on the type and nature of development for sites in Felixstowe identified by the SHLAA, no support (or otherwise) for the development of these sites is given or implied and therefore should not be inferred. The Town Council will consider development proposals for Felixstowe in the usual way through its Plans Committee or as otherwise brought to Council for consideration.
Page 12, Table 2 - SHLAA sites within the Felixstowe Housing Market Area and Indicative Capacity	<p>SHLAA Site Ref 451g. Land at and surrounding Felixstowe rifle club, south of Dockspur roundabout. No comment.</p> <p>SHLAA Site Ref 502e. Land behind 15 and 16 Conway Close. No comment.</p> <p>SHLAA Site Ref 1011c. Land at Felixstowe Sunday market site, Sea Road Felixstowe Town Council recognises that this site requires unique consideration, especially due to its location on the seafront. Therefore, any proposed development of this site should consider:</p> <ul style="list-style-type: none"> • Providing for a mixed-use with a high-quality tourist offer to the seaward side on the ground floor/lower floors; • Residential development to provide good quality smaller apartments, with the potential for holiday-lets to be explored; • Provision of car parking; and, • Any buildings on this site to be limited to three storeys above ground.
Page 19, Para. 5.0	The Town Council notes that, alongside a number of policies deleted in 2007, policy AP187 is no longer in effect. This policy stated that the District Council will seek to enhance the appearance of the industrial areas in Felixstowe, as shown on the Proposals Map, by seeking adequate landscaping provision to be made on new developments and implementing a landscaping scheme as and when resources permit. Whilst the Town Council acknowledges the reason given for removing this policy (as being that most improvements will be

	<p>achieved through the imposition of landscaping conditions attached to planning permissions as part of normal development control considerations and by this means resources will become available) the AAP should provide some comment on how the appearance of industrial areas will be enhanced.</p>
<p>Page 19, Para. 5.0: Policy AP175</p>	<p>This must be retained as it is critical to avoid potential container traffic in this area. Policy SP5 in the Core Strategy defines general employment areas as being B1, B2 & B8 unless “specified in specific policies”. Carr Road needs to continue to be restricted to B1 & B2 only to minimise heavy lorry movements to and from the estate. Further consideration should be given as to how the number of containers currently located in this area can be reduced.</p>
<p>Page 19, Para. 5.0: Policy AP175</p>	<p>Similarly, Bridge Road should be restricted to B1 & B2 only to minimise heavy lorry movements to and from this site and consideration should be given as to how the number of containers currently located in this area can be reduced.</p>
<p>Page 19, Para. 5.0: Policies relating to Town Centres</p>	<p>Felixstowe town centre has become a destination in its own right and provides a unique tourism opportunity due to its relationship and proximity to the seafront. Any policies relating to Felixstowe Town Centre should seek to acknowledge and further enhance this.</p>
<p>Page 19, Para. 5.0: Policy AP193</p>	<p>Policy relating to Clifflands Car Park has not been fully implemented and should be retained.</p>
<p>Page 20, Para. 5.2</p>	<p>“Bus Station, Garrison Lane” should now be renamed to the area north and east of the Garrison Lane / Langer Road junction.</p>
<p>Page 20, Para. 5.4</p>	<p>The District Council should provide a summary of the evidence base used to support the Core Strategy Policy SP5 that which “outlines that at least 8.5 hectares of additional land within the district will be allocated to support business and help facilitate the creation of new jobs.”</p>
<p>Page 20, Para. 5.5</p>	<p>The Town Council has not been made aware of any proposals for employment land other than core strategy designation in the port area. We would welcome further information on the “variety of proposals for employment sites” the District Council states it has received.</p>

Page 22, Para. 5.12	The Town Council proposes that the Town Centre boundary be redrawn in accordance with the map provided at the end of this document (existing boundary marked by the yellow line, proposed extensions in red). Policies AP180 and AP181 should be reviewed within the AAP to be included within any policies for the town centre as a whole.
Page 22, Para. 5.13	The Town Centre Management Plan was a worthwhile process which produced several benefits for the town, such as shared space. This should be revisited to create a new up-to-date Town Centre Management Plan.
Page 22, Para. 5.14	The expansion of 'other facilities' for the town centre referred to in Core Strategy Policy SP21 should be given more detail.
Page 24, Para. 5.14	<p>The Town Council would support a revision of this paragraph where it refers to the 'sequential test as stated in NPPF paragraph 24'. The recommendation is to delete the remainder of the paragraph from and including the word "In order to help" and replace as follows:</p> <p>It is important to ensure that Felixstowe retains a vibrant and diverse retail offer both within the town centre and for the town as a whole. The town centre is a mature, diverse and thriving retail "place". Felixstowe also contains two established medium sized convenience stores; one at Gt. Eastern Square and one at Cavendish Park. However, these provide a limited offer in comparison to three major large stores within 10 minutes' drive at Warren Heath, Ransome's Europark and Martlesham. It is believed that this situation results in a considerable "leak" of retail spend from the town to those nearby major retail centres. Provision should be made for additional retail space for both convenience and comparison offers, in a variety of scales and locations, both within the Town Centre and elsewhere within the physical limits boundary. An important objective is to reduce the above leakage, thus contributing to the overall retail and economic health of the town as a whole. These should be considered in the context of the NPPF paragraphs 23 to 27 in their entirety. In particular careful weighted consideration should be given to issues of "local consumer choice and trade in the town centre and wider area" (para. 26), as well as issues of town centre viability in isolation, which are to a degree outmoded in the circumstances which Felixstowe enjoys.</p>

Page 25, Para. 5.21	The Town Council recommends extending the Primary Shopping Area, as defined by saved policy AP179, to include the areas of Hamilton Road and Cobbold Road to the east and south of The Triangle; in accordance with the map provided at the end of this document (existing area marked by the blue lines, proposed extensions in black). Policy AP179 to be retained in a format which retains a flexible control over a range of uses, whilst preserving primarily retail uses.
Page 25, Para. 5.22	It is important to restrict residential uses in this area to upper floors only and to limit office space to upper floors as per policy AP180.
Page 27, Map Extract 2	This should be redrawn to include the surgery but not the adjacent open space.
Page 27, Map Extract 2	This should be redrawn and extended in both directions from the Garrison Lane junction to Longcroft to include the various premises along this road.
Page 28, Para. 5.26	The Town Council supports the identification of both the Spar supermarket and parade of shops on High Road East, opposite Brackenbury Sports Centre; and, Lidl Supermarket and the parade of shops at Undercliff Road West, near the Ordnance Roundabout as District Centres.
Page 28, Para. 5.27	The Town Council supports the concept of smaller retail areas to be identified as Local Centres and would include the vicinity of Beach Station Road traffic lights and the junction of Wadgate Road/Grange Road. A clear policy is required to protect the character of these.
Page 29, Para. 5.31	<p>The Convalescent Hill site provides a good opportunity for a comprehensive development. A multi-level design incorporating, as a minimum, the existing public parking provision within a mix of resort, parking and residential use could be considered here. Potential references for such a designed could include the Design Brief referred to in AP199 and the David Lock report.</p> <p>Similar potential exists at Garrison Lane car park. This large site could lend itself to a design incorporating retail and parking. Coach parking is known to be required and this site provides, at present, the optimum location for this.</p>
Page 29, Para. 5.32	Resort began in Victorian times (c.1891).

Page 29, Para. 5.33	<p>The Town Council requests that the character of each of the distinct sections of the Felixstowe coastal frontage are protected by specific policies in the AAP. Paragraphs 11.160-11.219 of the 2001 Local Plan and its corresponding Proposals Map are regarded by Members as being generally still valid and provide a reference point for this. All the policies referred to in that section should be updated for inclusion in the AAP; with the exception of AP202, which has been implemented, and references made in 11.212 to the Marine Aggregate Terminal, which are now obsolete. With regards to the Landguard Peninsular, policies AP205, AP206 & AP207 (referenced in paras. 11.212 to 11.219 of the 2001 Plan), should be updated in line with the work of the Landguard Partnership in relation to integrated management of the whole Peninsular as an environmentally and historically sensitive, but potentially major, tourist destination. These issues are well defined in the Landguard Partnership Agreement and its Appendices, and the documents prepared in connection with the HLF bid to support this development. This should include need for the car parking on the peninsula, both existing at Manor Terrace and the Viewing Area and north-east of the Fort, plus further provision, to be managed in support of these objectives. Accordingly, the AAP should support these concepts. The Planning Policy Team should develop these topics in consultation with the Landguard Project Officer. (Further note: the Landguard Forum referred to in AP205 should now read Landguard Partnership).</p>
Page 34, Para. 6.6	<p>References made to the “Best and Most Versatile Agricultural Land” are not highlighted in Core Strategy Policy SP21 as stated but can be found in Chapter 11 and paragraph 112 of the NPPF.</p>
Page 34, Para. 6.7	<p>Suggest that a paragraph dedicated to the DEP be included in the AAP.</p>
Page 34, Para. 6.8	<p>With regards to houseboats, the Town Council would like the see a policy which supported replacement of existing houseboats (rather than new/additional number). Houseboats, where appropriate, are part of the character of Felixstowe Ferry.</p>
Page 38, Environment issues for consideration	<p>The Town Council would recommend that division of policies protecting Landscape and Townscape features be maintained.</p>

Page 38, Environment issues for consideration	The Town Council requests additional information on where sites designated as Special Landscape Areas are in Felixstowe.
Page 38, Environment issues for consideration	Any Coastal Change Management policy must not preclude development within areas that are protected from flooding or erosion. Council is firmly of the view that when considering such a policy, full regard to existing defences should be included. Similarly, the 30m buffer zone may be too restrictive in several otherwise suitable locations if adequate coastal protection measures have already been introduced.
Page 38, Environment issues for consideration	The Town Council believes that the extra detail provided in the saved Policy AP1 on Conservation Areas is justified and a separate policy for Conservation Areas is warranted.
Page 38, Environment issues for consideration	The policy on Conservation Areas and policy on Areas to be Protected from Development should be kept separate as there are locations in Felixstowe that do not fall in to the conservation area but which require specific protection under a policy similar to AP28.
Page 38, Environment issues for consideration	Policies should be written to consider proposals for development affecting protected wildlife or geodiversity sites or landscape areas to support the Core Strategy policies SP14 and SP15 as per Page 33, Para. 6.5
Page 38, Environment issues for consideration	Undoubtedly there will be many ways in which the Felixstowe Peninsula AAP can promote a network of green infrastructure; however this wide ranging issue requires additional time to consider.
Page 39, Para. 7.2	Clickett Hill is not open space, it has planning permission as industrial land and therefore this designation has been superseded.
Page 39, Para. 7.2	Please can the Cliff Gardens be renamed to Spa Gardens.
Page 41, Community and well-being issues for consideration	Undoubtedly there will be many opportunities for improving green infrastructure within the Felixstowe Peninsula; however this wide ranging issue requires additional time to consider.
Page 41, Community and well-being issues	With regards to the types of open space, sport and play and community facilities needed to generate a sustainable community, the AAP should overtly reference where these are

for consideration	included in the Leisure Strategy.
Page 41, Community and well-being issues for consideration	The AAP should support the proposals contained within the Felixstowe cycle infrastructure review recently conducted by Suffolk County Council for opportunities for improving the cycle network within the Felixstowe Peninsula.
Page 41, Community and well-being issues for consideration	Yes, the Felixstowe Peninsula would benefit from greater community facilities/opportunities.

It was RESOLVED that the Town Council's response to the Suffolk Coastal District Council Issues & Options Consultation be submitted as outlined above alongside the Felixstowe Town Centre map attached in the report.

522. CLOSURE

Prior to closing the meeting the Deputy Mayor informed Council Members of the news that Mr Peter Mellor had passed away. Mr Mellor had regularly attended Council meetings as an active resident and was known to many Members. It was agreed that a letter of condolence would be sent to Mr Mellor's family on behalf of the Town Council.

The meeting was closed at 9.29pm. It was noted that the next Ordinary Meeting was scheduled for 1 April 2015 at 7.30pm.

Date: _____

Town Mayor: _____