

**MINUTES** of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Walton Community Hall on **Wednesday 27 July 2016** at **2pm**

**PRESENT:** Cllr A Smith (Chairman)                      Cllr Jon Garfield (Vice-Chairman)  
                  Cllr S Bird    Cllr D Savage  
                  Cllr Jan Garfield                                      Cllr S Wiles  
                  Cllr G Newman                                        Cllr K Williams

**OFFICERS:** Mr A Tadjrishi (Town Clerk)  
                  Mrs R Jones (Estates Officer)

**IN ATTENDANCE:** 10 Members of the Public.  
                          1 Member of the Press  
                          5 Representatives of Bidwells

**PUBLIC QUESTIONS**

Prior to the formal proceedings, Committee received a brief presentation from the applicant's representatives followed by a period of questions from the public both to the applicant and to Committee Members and Officers.

**133. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr S Gallant**.

**134. DECLARATIONS OF INTEREST**

There were none.

**135. REQUESTS FOR DISPENSATION**

There were none.

**136. PLANNING APPLICATIONS**

**Committee considered the following planning application:**

**DC/16/2778/OUT** | Hybrid application seeking outline planning permission for demolition of existing buildings and phased construction of up to 385 dwellings, associated infrastructure, new public open space and a new link road and linear park between Walton High Street and Candlet Road with all matters reserved except access and full planning permission and listed building consent for demolition of existing buildings and conversion of curtilage listed stables to B1 business use, associated infrastructure and enhancements to the curtilage of 362 High Street. | **Land North Of Walton High Street Felixstowe Suffolk**

**Committee recommended APPROVAL of the hybrid application, specifically those elements seeking full planning permission. However, with regards to the outline proposals, Committee welcome in principle housing on this site and recommend APPROVAL, subject to the following matters being addressed in a future Reserved Matters application:**

- a) The indications are that the link road is a feeder road rather than a through route. Committee consider the provision of a suitably specified through road essential and this should be designed in to the proposals;**
- b) Committee were disturbed that the current intention would be to not build the Candlet Road roundabout, and thereby the full role of the link road, until phase five of the development. Committee wish to see the link road in its entirety and both roundabouts in being at a very early stage of the development. A further advantage of such a program would be that construction traffic could access the site via Candlet Road roundabout from an early stage of the build, avoiding disturbance from such traffic to Walton High Street and/or the Trimleys;**
- c) A conspicuous absentee from the outline application in a commitment to the requirement for 33% affordable housing, a fundamental necessity in accordance with policy for all major housing developments in Felixstowe and the district. Committee are entirely unconvinced by potential unviability issues stated by the applicant;**
- d) Notwithstanding the comprehensive transport papers presented, Committee were unaware of any undertaking to provide sufficient parking within the curtilage of every dwelling to avoid unacceptable congestion as observed on other recent major housing developments;**
- e) Committee would like to see provision of bungalows, with their advantages of accessibility, addressed in the proposals; and,**
- f) The relocation of the rifle club, in accordance with the requirements in FPP4 of the AAP, should be ensured.**

**In the absence of the above not being addressed, Committee would not support the application.**

### **137. CLOSURE**

The meeting was closed at 4.50pm. The next meeting was noted as being at Wednesday 10 August 2016 at 9.15am, Felixstowe Town Hall.

Date: \_\_\_\_\_

Chairman: \_\_\_\_\_