



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)	Cllr G Newman
Cllr Jon Garfield (Vice Chairman)	Cllr D Savage
Cllr S Bird	Cllr S Wiles
Cllr Jan Garfield	Cllr K Williams
Cllr S Gallant	

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at the **Town Hall, Felixstowe** on **Wednesday 10 August 2016** at **9.15 am (Please note that the meeting will be adjourned at 10.15am for approximately 1 hour)** for the transaction of the following business preceded by:

- i. **Public Question Time.** A maximum of 15 minutes will be set aside to enable members of the public to make representation or put questions to the Committee on any Planning & Environment matters.

A G E N D A

1. Apologies

To receive any apologies for absence.
Steve Gallant has sent apologies.

2. Declarations of Interest

Members and officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the meeting if it becomes apparent that this may be required when a particular item or issue is considered.

3. Requests for Dispensation

Councillors with a pecuniary interest in an item on this agenda, who wish to remain, speak and/or vote during consideration of that item, may apply for a dispensation in writing to the Town Clerk prior to the meeting. Applications may also be considered at the meeting itself should the nature of the interest become apparent to a Councillor at the time of the meeting.

4. Confirmation of Minutes

To confirm the Minutes of previous meetings as a true record as follows:

- a) Planning & Environment Committee 9.15am 27 July 2016 **(Pages 3-7)**
- b) Planning & Environment Committee 2pm 27 July 2016 **(Pages 8-9)**

5. Planning Applications

To consider the following planning, and other, applications received since the previous agenda:

- a) **DC/16/2813/ADN** | 1no. Non illuminated fascia sign 1no. Non illuminated double sided projecting sign | **64 Hamilton Road**
Applicant: Mr Peter Denning [Link to documents](#)
- b) **DC/16/2974/FUL** | Proposed two storey rear extension | **135 Undercliff Road West**
Applicant: Mr & Mrs Howard [Link to documents](#)
- c) **DC/16/2913/FUL** | Proposed extension and alterations | **200 Ferry Road**
Applicant: Mr & Mrs Robert Buckingham [Link to documents](#)
- d) **DC/16/2836/CLP** | Proposed conversion of garage to annexe accommodation. **184 Grange Road**
Applicant: Mr Chris Roberts [Link to documents](#)
- e) **DC/16/3070/FUL** | Construction of new porch to replace existing **6 Barons Close**
Applicant: Mr Dave Wareing [Link to documents](#)
- f) **DC/16/3124/FUL** | Use of land as Truck Service Centre (B2 use) complete with service building and parking | **Land East Of Haven Exchange**
Applicant: Mr Colby [Link to documents](#)

6. Planning Decisions

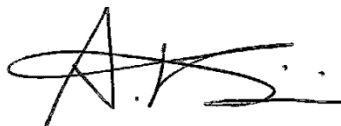
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Page 10)**

7. Correspondence

To note any items of correspondence.

8. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 24 August 2016 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
3 August 2016

For information (via email): All Town Councillors
Local Press

Meetings of the Town Council and its Committees are open to the press and public who are welcome to attend

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 27 July 2016** at **9.15am**

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 (*to item 106g*) Cllr K Williams

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

IN ATTENDANCE: 1 Member of the Public.

PUBLIC QUESTIONS

The Chairman advised members of the public present that should they wish to make representations in relation to particular planning applications, these would be heard by the Committee and they would be invited to speak immediately prior to the application being considered.

124. APOLOGIES FOR ABSENCE

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

Cllr G Newman gave apologies in advance of leaving the meeting at 10.40am in order to attend to other business.

Cllr Jan Garfield and **Cllr Jon Garfield** gave apologies in advance of leaving the meeting for a short time at 10.55am in order to attend to other business.

125. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr K Williams	128(f) 128 (j)	Local Non-Pecuniary (applicants are well-known to Cllr Williams)
Cllr K Williams	129	Disclosable Pecuniary Interest (home residence mentioned in the Landscape and Visual Impact Assessment document submitted in conjunction with the outline planning application associated with this item)

Cllr Williams advised she would leave the chamber for the duration of Committee's considerations on the above Local Non-Pecuniary Interest declarations.

126. REQUESTS FOR DISPENSATION

Cllr K Williams referred to a current dispensation to participate, but not vote, in consideration of item 129 (Appeal APP/J3530/W/15/3138710).

127. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 13 July 2016** be signed by the Chairman as a true record.

128. PLANNING APPLICATIONS

Committee considered the following planning applications received since the last meeting and **RESOLVED** to submit the following observations to **Suffolk Coastal District Council**:

At the direction of the Chairman, Committee received comments from a member of the public prior to the consideration of the following application, which was considered first:

I	DC/16/2732/COU Change of use- The property has an A3 Licence, I wish to add an A5 use to the property and include in this application a change of hours to 1100hrs to 22.30hrs. The opening hours of the property will match other businesses trading in the same parade of shops 77 Undercliff Road West
Committee recommended REFUSAL on the following grounds: a) if approved, it would clearly be necessary to require conditions with regards to suitable extraction and ventilation and in the view of the Committee the extreme proximity of residential uses above Domino’s Pizza and the adjacent Undercliff Road West flats, in this particular case would constitute an unacceptable intrusion on residential amenity; b) it is clear that when this building was originally incorporated at Undercliff Road West it was an office integral to the ground floor garage and car rental facility. That was designed as a comprehensive site in that concept. The original Change Of Use permitted in 2011 represents the maximum flexibility that is appropriate to this location; and, c) in the above context, Committee is concerned that increased intensity of access resulting from a takeaway use would have an unreasonable impact on the adjacent businesses as the only means of access to the site.	

a	DC/16/2815/LBC Two storey extension and single storey glazed extension (Renewal of Application C/13/0474 Maynell House And Foxgrove Residential Homes High Road East
Committee recommended APPROVAL.	

b	DC/16/2676/FUL Proposed Dormer window with cladding Zeeweg Martello Lane
From the submitted drawings there were several elements proposed which were not referred to in the planning application for this property, which is in the Conservation Area. Committee therefore request that the application be resubmitted with all necessary information as to the intended permission being sought.	

c	DC/16/2480/FUL Change the use of an existing office and former ladies toilet to make a thirteenth Bedsit and separate Kitchen. 21 Constable Road
Committee recommended APPROVAL.	

d	DC/16/2658/FUL Proposed two storey side extension with single storey rear extension 18 Kentford Road
Committee recommended APPROVAL.	

e	DC/16/2549/FUL To extend width of run in by three drop kerbs 14 Coniston Close
Committee recommended APPROVAL.	

At this point Cllr K Williams left the Chamber.

f	DC/16/2680/FUL Construction of one no. two storey detached three bedroom house with two off street parking spaces and walled front garden. Creation of one no. off street parking space for host dwelling (which currently has no off street parking). Part Rear Garden 10 Crescent Road
Committee recommended REFUSAL on the following grounds:	
a) the proposal, if approved, would result in a cramped form of development in contravention of policy DM7(a);	

b) the proposal, if approved, would result in extremely limited amenity space for both the existing host property and the proposed new dwelling, in contravention of Policy DM7(d). The new dwelling as a 3 bedroom property and the host dwelling as a substantial home of at least 3, if not 4 bedrooms are both suitable for family use, for which the amenity space in each case is wholly inappropriate.

Cllr K Williams returned.

Cllr G Newman left the meeting at 10.40am.

g	DC/16/2652/FUL To replace three wooden french doors and windows on ground floor apartment with exact copies in white PVCU. Existing windows require 10 replacements and all doors are warped. They are not fit for purpose because of their exposed position, high maintenance and poor thermal values. 2 Cranmer Cliff Gardens
Committee recommended APPROVAL.	

h	DC/16/2909/FUL Construction of maisonette above existing single storey shop 27 Beach Station Road
Committee recommended APPROVAL.	

i	DC/16/2529/FUL The double glazed inward opening patio doors on the Juliet balcony in the bedroom are warped, letting in rain and draughts. The weather seal has perished and the exposure to wind and rain makes the room almost uninhabitable at times. We propose to replace these two doors with identical alternating fabricated in quality UPVC with a satin grain finish so that there is no visual change in appearance. The doors will be sealed in an aluminium frame which will not be visible from the outside. The existing safety balcony will be retained. The Penthouse , 6 Kilgarth Court, Wolsey Gardens
Committee recommended APPROVAL.	

Cllr Jan Garfield and Cllr Jon Garfield left the meeting at 10.55am.

At this point Cllr K Williams left the Chamber.

j	DC/16/2840/FUL Front and rear extensions 47 High Road East
Committee recommended APPROVAL.	

Cllr K Williams returned.

k	DC/16/2666/FUL Replacement Roof 43 Langley Avenue
Committee recommended APPROVAL.	

129. APPEAL APP/J3530/W/15/3138710 (LAND AT CANDLET ROAD)

Cllr Jan Garfield and Cllr Jon Garfield returned during the consideration of this item.

Committee considered the representation submitted from Felixstowe Town Council to the planning inspector with regards to the above appeal.

It was RESOLVED that it be sought for both the Chairman of the Planning & Environment Committee, on behalf of the Town Council, and Cllr K Williams as a Town Council Ward Member, to be able to attend the hearing and put forward the views of the Town Council and local residents respectively.

130. PLANNING DECISIONS

RESOLVED that the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of the agenda for this meeting be noted.

131. CORRESPONDENCE

Committee considered the following application as an urgent item:

	DC/16/2386/FUL Side & rear extensions, new roofs, extended balconies Thalassa, 26 Cliff Road.
Committee recommended APPROVAL.	

132. CLOSURE

The meeting was closed at 12.00pm. The next meeting was noted as being at 2pm on 27 July 2016 at Walton Community Hall.

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:

- c) 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;**
- d) 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;**
- e) 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;**
- f) 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;**
- g) Committee would like to see provision of bungalows, with their advantages of accessibility, addressed in the proposals; and,**
- h) 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.

AGENDA ITEM 6: PLANNING DECISIONS

Approved by SCDC (and recommended for Approval by this Committee):

DC/16/1521/FUL Proposed alterations and extensions to existing dwelling house currently subdivided in to two residential units to provide 5 apartments/flats Meri Rauha 1 High Beach
DC/16/2269/FUL Single storey rear extension. 46 Graham Road
DC/16/2246/FUL New porch, extended flat roof to reconfigured former garage, rear extension 17 Thornley Road
DC/16/2547/FUL Vehicle repair centre and associated offices/new vehicular access to Carr Road and hardstanding areas R T J Trailers 16 Sunderland Road
DC/16/1642/FUL Replacement extractor flue 103-105 Hamilton Road
DC/16/0703/ADI Proposed advertisements. 55 Hamilton Road
DC/16/2300/FUL Proposed Rear Extension with single storey extension and new dropped kerb 37 Quilter Road
DC/16/2400/FUL Erection of an oak & brick veranda with glazed roof to the rear elevation of the property 105 Undercliff Road West

Refused (and recommended for Refusal by this Committee): None

Approved (and recommended for Refusal by this Committee): None

Refused (and recommended for Approval by this Committee): None
