

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 21 September 2016** at **9.15am**

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

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

In the absence of the Chairman, Vice Chairman Cllr Jon Garfield in the chair.

224. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr A Smith**

225. DECLARATION OF INTEREST

There were none

226. REQUEST FOR DISPENSATION

There were none.

227. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 7 September 2016 be signed by the Vice-Chairman as a true record.

228. 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:

a	DC/16/3487/OUT Proposed dwelling on land to the south of Friarscroft Friarscroft Marcus Road
Committee recommended APPROVAL.	

b	DC/16/3396/FUL Change of use from residential property to commercial premises. The property is to be used for an office for Ardent Lift Consultancy, a privately owned professional engineering consultancy business. The office is to be for 2 staff, potentially rising to 5 over a 5-10 year period. Office working hours will be 9am-5pm and normal office operations only will be undertaken in the premises. 89 Gosford Way
Committee recommended REFUSAL. Committee considered that change of use to commercial premises would not be appropriate in this purely residential location and lead to a detrimental impact on residential amenity for the neighbours (DM23). The design and function of an office in this location would also be contrary to policy DM22. Furthermore, Committee were concerned about the insufficient parking provision at the site for this use class (DM19).	
c	DC/16/3116/FUL Installation of External Wall Insulation to Front Elevation of the property. 295 High Street Walton
Committee recommended APPROVAL.	
d	DC/16/3601/FUL Conversion of an existing 20 bedroom nursing home into 7 flats Suffolk Private Retirement Home 9 Sea Road
Committee recommended APPROVAL.	
e	DC/16/3555/VOC Variation of Condition 5 on application C02/0532 - Erection of first floor extension to provide additional bedrooms for residential home for the elderly - Substitution of obscure glazed panel with clear glazing and a fan light Cotman Lodge, Garfield Road
Committee recommended APPROVAL. On examining Condition 5 of C02/0532, Committee could see no reference to obscured glazing, which instead refers to 'blinded panels'.	
f	DC/16/3614/FUL To remove existing garden wall and erect a timber fence within 450mm of site boundary. 2 Knights Close
Committee recommended APPROVAL.	
g	DC/16/3629/FUL Proposed single storey extension/replacement conservatory 55 Valley Walk
Committee recommended APPROVAL.	

h	DC/16/3703/FUL To remove flat roof to front extension enlarge to provide larger toilet and entrance hall with pitched roof 75 Roman Way
Committee recommended APPROVAL.	

i	DC/16/3417/FUL balcony and house alterations 7 Beach Road East
Committee recommended APPROVAL.	

j	DC/16/3421/FUL Retrospective change of use from residential to dental surgery, demolition of lean to and approval of details of installed fixed plant (previous consent C/10/2814). 4 Brook Lane
Committee recommended APPROVAL.	

k	DC/16/3581/TCA To pollard Holm Oak to front of property. Harvest Court Cobbold Road
Committee had no objections to this work being carried out.	

229. PLANNING DECISIONS

Committee was advised that application DC/16/2962/FUL (refurbishment of the restaurant and reconfiguration of the car park and patio area to accommodation extension totalling 94.61 SQM. The construction of a new remote corral.) at Mcdonalds Restaurant, Walton Avenue, had been approved by Suffolk Coastal District Council. Committee had recommended refusal of this application on 24 August 2016 but had not been given any opportunity to refer this to the SCDC Planning Committee. The Clerk advised that he had raised the matter with the planning officers and received a reply from the SCDC Planning Development Manager apologising for the error.

Members expressed dissatisfaction with the district council’s handling of this application and it was RESOLVED that the Clerk raise this matter with the SCDC Chief Executive as a formal complaint.

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.

230. CORRESPONDENCE

- a) Submission of reserved matters pursuant to outline planning permission DC/13/3069/OUT for the creation of 198 no. one, two, three**

and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space, Land West Of Ferry Road Residential Centre. The Estates Officer advised that this application had now been published on the planning portal and was expected to be received at the Town Hall soon. Members agreed that, due to the public interest in this development, the meeting at which it would be considered by the Planning & Environment Committee should take place at a larger venue. The Clerk agreed to make enquiries with Old Felixstowe Community Centre as a possible venue or to otherwise make Walton Community Hall available.

b) Decision Notice DC/16/2732/COU - 77 Undercliff Road West

Members were advised that, following research by the Committee Chairman and Council officers, SCDC Environmental Health had undertaken further investigation in to the appropriateness of this proposed change of use to A5. In light of this investigated, and subsequent revised opinion from the Environmental Health officer, SCDC planning officers refused the application. As a result, the referral request submitted by the Clerk for this application was no longer required.

c) Trees Survey. Members were advised that the full stock and condition survey of trees on land owned by the Town Council would be taking place in early October. Members asked that consideration be given to Council's longstanding wish to dedicate a tree to HRH Queen Elizabeth II.

Committee NOTED the above correspondence.

231. CLOSURE

The meeting was closed at 11.35am. The date of the next meeting was noted as being Wednesday 5 October 2016, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____