



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 3 May 2017** at **9.15 am** 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.

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 the Planning & Environment Committee meeting held on 19 April 2017 as a true record. **(Pages 4-7)**

5. Planning Applications

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

- a) **DC/17/1504/FUL** | Proposed conversion of 1 No. HMO comprising of 8 No. bedsits and 1 No. 1 bed flat to 5 No. residential flats.
101 Bath Road
Applicant: Mr Tom Kidd [Link to Documents](#)
- b) **DC/17/1281/OUT** | outline Application - for one dwelling.
Land To The Rear Of 154 To 160 Grange Road
Applicant: Mrs K Stafford [Link to Documents](#)
- c) **DC/17/1362/FUL** | Erection of silo block, intake building, process building, and rearrangement of service yard.
Indo European Foods Langer Road
Applicant: Mr Vic Goodes [Link to Documents](#)
- d) **DC/17/1569/FUL** | Single and two storey rear extension.
25 Constable Road
Applicant: Mrs F Cox [Link to Documents](#)
- e) **DC/17/1544/FUL** | Two Storey Rear Extension (existing ground floor extension demolished / to be rebuilt due to structural defects).
34 Exeter Road
Applicant: Mr & Mrs N Chulk [Link to Documents](#)
- f) **DC/17/1378/FUL** | Proposed first floor side extension.
117 Cliff Road
Applicant: Mr & Mrs Tony Belenkin [Link to Documents](#)
- g) **DC/17/1651/FUL** | Erection of single storey rear extension
31 Lynwood Avenue
Applicant: Mr & Mrs Green [Link to Documents](#)
- h) **DC/17/1530/FUL** | Proposed porch on north side of dwelling
2 The Churchmans Undercliff Road East
Applicant: Mrs Joy Alsop [Link to Documents](#)
- i) **DC/17/1529/FUL** | Proposed porch on north side of dwelling
3 The Churchmans Undercliff Road East
Applicant: Mr & Mrs Robert Sambrook [Link to Documents](#)
- j) **DC/17/1400/TPO** | T1 Copper Beech - crown thin and crown lift to 4m.
12 High Road East
Applicant: Mrs Jane Riley [Link to Documents](#)

6. Planning Decisions

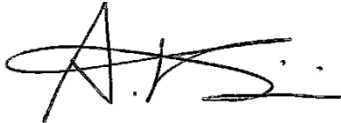
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Page 8)**

7. Correspondence

To note any items of correspondence.

8. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 17 May 2017 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
26 April 2017

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 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 19 April 2017 at 9.15am.**

PRESENT: Cllr A Smith (Chairman) Cllr Jan Garfield
Cllr Jon Garfield (Vice-Chairman) Cllr D Savage
Cllr S Bird (*to item 569*) Cllr K Williams (*to item 568*)
Cllr S Gallant

OFFICERS: Mr A Tadjrishi (Town Clerk)
Mrs C Page (Planning Administration Officer)

562. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr G Newman** and **Cllr S Wiles.**

Apologies in advance of having to leave the meeting early were received from **Cllr S Bird** and **Cllr K Williams.**

563. DECLARATION OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr D Savage Cllr A Smith	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)

564. REQUEST FOR DISPENSATION

There were none.

565. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 5 April 2017** be signed by the Chairman as a true record.

566. 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/17/1322/FUL Proposed Rear & Side Single Storey Extension 30 Springfield Avenue
Committee recommended APPROVAL	

b	DC/17/1414/FUL Conversion of loft providing 2no dormers. 8 Rosemary Avenue
Committee recommended APPROVAL	
c	DC/17/1382/FUL Erection of porch and works to existing driveway to provide easier access to residential home. Porch will also act as more defined entrance to building for visitors. White Gables Residential Home 16 Stanley Road
Committee recommended APPROVAL	
d	DC/17/1150/FUL Replacement of wooden single pane windows in a flat to double glazed pvc windows. 49 Nelson Court Blyford Way
Committee recommended APPROVAL	
e	DC/17/1211/FUL Replace existing wooden framed windows with equivalent UPVC framed windows to match style and type to those on adjacent flats. Flat 2 Ranelagh Court Ranelagh Road
Committee recommended APPROVAL	
f	DC/17/1258/FUL Installation of eight replacement windows. 16 Red Hall Court
Committee recommended APPROVAL	

567. 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.

At this point, 9.50am, Cllr K Williams left the meeting.

568. CONSULTATION – HOUSING WHITE PAPER “FIXING OUR BROKEN HOUSING MARKET”

Members considered the Housing White Paper “Fixing our Broken Housing Market” consultation.

Committee completed the online questionnaire and agreed that additional comments should be submitted as follows:

Reference	Committee Comment
<p>Section 1.7 – “The Government will, when necessary, intervene to ensure that plans are put in place, so that communities in the areas affected are not disadvantaged by unplanned growth”.</p>	<p>Felixstowe Town Council queries the intent of Section 1.7 which could be seen to be in conflict with other Government stated aims to increase development.</p>
<p>Section 1.33 – “Additional amendments to the NPFF include:</p> <ul style="list-style-type: none"> • Giving much stronger support for sites that provide affordable housing for local people • Expecting Local Authorities to identify opportunities for villages to thrive • Making clear that at least 10% of the sites allocated for residential development in local plans should be sites of half a hectare or less, on top of the allowance made for windfall sites • Working with developers to encourage the sub-division of large sites • Encouraging greater use of Local Development Orders and area-wide design codes so that small sites may be brought forward for development more quickly.” 	<p>Felixstowe Town Council request that measures are put in place to ensure appropriate infrastructure is provided to support further developments.</p>
<p>Section 1.46 – “Amendments to the NPFF to improve design:</p> <ul style="list-style-type: none"> • Local and neighbourhood plans and more detailed development plan documents such as Area Action Plans should set out clear design expectations following consultation with local communities • Strengthen the importance of early pre-application discussions • Make clear that design should not be used as a valid reason to object to development where it accords with clear design expectations set out in statutory 	<p>Felixstowe Town Council requests that, where local Area Action Plans have been put in place in consultation with Town/Parish Councils and the local community, they should acquire the same status as Neighbourhood Plans in respect of the allocation of 25% of relevant CIL payments.</p>

<p>plans</p> <ul style="list-style-type: none"> Recognise the value of using a widely accepted design standard.” 	
<p>Section 2.41 – “Considering reducing the timescales for developers to implement permission for housing development from the default period of three years to two years, except where a shorter timescale could hinder the viability or deliverability of a scheme”.</p>	<p>Felixstowe Town Council support the principle of speeding up the implementation of development and the reduction of implementation dates from 3 to 2 years. Furthermore, we would welcome stronger powers to be given to Local Authorities to work with developers, agreeing phasing plans and completion dates, with the power to introduce sanctions if key stages are not met.</p>

It was RESOLVED that the comments above should be submitted in addition to the online questionnaire response which was completed by Committee during the meeting.

At this point, 11.15am, Cllr S Bird left the meeting.

569. CORRESPONDENCE

Committee RESOLVED to note the following correspondence.

- i. Planning application DC/17/0558/FUL – proposed change of use A3 to A5, 175 Hamilton Road. Committee were shown a copy of a letter received which had queried aspects of the planning application.

570. CLOSURE

The meeting was closed at 11.45am. The date of the next meeting was noted as being Wednesday 3 May 2017, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/17/1048/FUL | Replacement of ground floor bay window.

Flat 2 5 Beach Station Road

DC/17/0972/FUL | **Change of Use from A2 to A1 and A4**, Retail wine shop with drink-in option, with seating for up to 30 covers and moving of internal non-structural wall back so to incorporate part of hallway into unit.

141 Hamilton Road

DC/16/5443/ARM | Approval of Reserved Matters of Outline Planning Permission
DC/13/3821/OUT

Walton Green South High Street Walton

DC/17/0999/FUL | To reconstruct existing dropped crossover and extend wider.

6 High Road West

DC/17/1100/FUL | First floor bedroom extension

5 Mellis Court

DC/17/0794/FUL | The removal of an existing dilapidated static caravan and the erection of a single storey timber frame bunk house for the sole use of the applicant and their family. The building will be constructed in the same fashion as the existing property, timber frame & boarded with cedar shingle roof covering.

Ferry Tower The Ferry

DC/17/0108/LBC | Listed Building Consent - Fitting of replacement lighting conductor system to Harvest House.

Harvest House Cobbold Road

DC/17/0749/FUL | Fitting of replacement lighting conductor system to Harvest House.

Harvest House Cobbold Road

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.