



TO ALL MEMBERS OF THE PLANS COMMITTEE

Cllr A Smith (Chairman)	Cllr M Deacon	Cllr J Sennington
Cllr M Stokell (Vice Chairman)	Cllr Jon Garfield	Cllr C Webb
Cllr G Newman (Town Mayor ex officio)	Cllr M Morris	Cllr K Williams
Cllr S Bird	Cllr D Savage	

You are hereby summoned to attend a meeting of the **PLANS COMMITTEE** to be held at the **Town Hall, Felixstowe** on **Wednesday 28th January 2015** at **9.15am** for the transaction of the following business:

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 interests that they may have in relation to items on the agenda and are reminded to make any declarations at any stage during the meeting if it then becomes apparent that this may be required when a particular item or issue is considered.

3. Requests for Dispensation

To consider any dispensation requests received from Councillors with a pecuniary interest in an item on this agenda who wish to remain, speak and/or vote at consideration of that item. Councillors are advised to submit any dispensation request in writing to the Town Clerk prior to the meeting.

4. Minutes of the Previous Meeting

To confirm the minutes of the meeting held on 14 January 2015 as a true record.

(Pages 3-6)

5. Planning Applications

To consider the following planning applications received since the last meeting:

- a) **DC/14/4250/FUL** | Alteration of existing conservatory to sun room including replacement to solid insulated roof and upgraded doors and windows and insertion of roof light and structural and other alterations **12 Manwick Road, Felixstowe.**

6. Hutchison Ports (UK) S106 Agreement Variation Request

To consider a request from HP to amend the agreement pursuant to Section 106 Town and Country Planning Act 1990 dated 25 November (as subsequently varied)

7. Department of Communities and Local Government (DCLG) revision to planning obligations

To note, following new Planning Practice Guidance from the DCLG issued 28th November 2014, revisions to Planning Obligations instruct that on sites of 10 dwellings or less, developers may not be required to provide any affordable dwellings, or other infrastructure “tariff” contributions, such as play space.

8. Felixstowe Peninsula Area Action Plan

To consider any update on matters relating to the Felixstowe Peninsular Area Action Plan.

9. Correspondence

To note any other information relevant to this Committee.

10. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 11 February 2015, 9.15am.



Ash Tadjrishi
Town Clerk
21 January 2015

For information (via email): All Town Councillors.

440. 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/14/3715/FUL Demolition of rear conservatory and erection of a single storey flat roof extension to the front and rear of the property (bungalow) 63 Seaton Road, Felixstowe.
Committee recommended APPROVAL.	

b)	DC/14/4046/FUL Erection of a single dwelling with a new vehicular access off Lincoln Terrace Land rear of 25 Undercliff Road West, Felixstowe.
<p>Committee recommended REFUSAL. In consideration of this application, Committee acknowledged that the scale of the proposals were smaller than as previously submitted in application C14/0009.</p> <p>However, Committee's concerns previously expressed about development of this site remain the same. These are:</p> <ol style="list-style-type: none">1. The site is in a natural state and forms a valuable element of open undeveloped land in the recently extended Conservation Area. We have noted with concern recent felling of trees, we have no evidence this is in line with the Arboricultural Report and have further concerns about the validity of this report in that it was written prior to the designation of the Conservation Area, and its relation to a different form of development that that proposed for the site.2. Clearly, there will still be major overlooking of residential properties on Undercliff Road West including and not unlimited to numbers 25 and 25a. We also still have concerns about the proposed side windows and balcony terrace in relation to the amenity of Cotman House.3. The design is overtly modern and with a metal roof design is, we feel, inappropriate in a Conservation Area and contrary to retained policy AP1 and DM 21. This would also potentially have specific detrimental effect on properties on Lincoln Terrace due to potential reflected sunlight.4. In addition the Town Council has major concerns about issues of land stability. It is well known that this land has stability issues,	

not least due to significant amounts of ground water and springs. We note that no report concerning this has been presented in line with policy in NPPF para 120 and the Local Plan policies and no evidence has been presented that these can be addressed. The Committee has similar concerns about surface water drainage issues and the potential effect on properties beneath the site and appropriate measures to deal with sewerage which is known to be problematic in this area. These issues must be incontrovertibly addressed.

c) **DC/14/4050/FUL** | Detached single storey boat house | **Ferry Beach, The Ferry, Felixstowe.**

Committee recommended **APPROVAL** subject to the consideration of DM23 with regards to residential amenity in keeping with guidelines in SPG16; specifically where it refers to potential loss of light for adjoining properties.

d) **DC/14/4060/LBC** | Erection of lighting pole behind existing chimney stack of main building as detailed on drawing 3280-350A | **The Bartlet, Undercliff Road East, Felixstowe.**

Committee noted that the application referred to a lightning (rather than lighting) pole and recommended **APPROVAL**.

e) **DC/14/4021/FUL** | Change of use to A1 use as Funeral Directors and associated works | **225 High Street, Walton, Felixstowe.**

Committee recommended **REFUSAL**. Committee carefully considered the application but recommended refusal due to the sensitive nature of the proposed operation close to and overlooked by neighbouring residents especially in the newly provided houses and in the conversion of the former Feathers Public House. Members were also concerned about parking provision and vehicle movements to and from the site which is on a busy highway.

f) **DC/14/4152/OUT** | Erection of two single-storey dwellings and garages | **Land to rear of 49-53 High Road East, Felixstowe.**

Committee recommended **REFUSAL**. Committee considered that this application would have a detrimental effect on the setting of

the adjacent properties, in particular the amenity of properties in Rosemary Avenue and Lynwood Avenue, contrary to guidelines laid out in development management policy DM7.

g) DC/14/3997/FUL | Replacement of three windows from wooden to UPVC Retrospective permission for two windows replaced from wooden to UPVC in 2010 | 9 Priory Road, Felixstowe.

Committee recommended APPROVAL.

441. SUFFOLK COASTAL DISTRICT COUNCIL (OFF-STREET PARKING PLACES) (VARIATION) ORDER 2015

Members noted proposal to amend the provisions of the Suffolk Coastal District Council (Off-Street Parking Places) Order 2008.

442. FELIXSTOWE PENINSULA AREA ACTION PLAN

Members noted an update on the Felixstowe Peninsula Area Action Plan and the public drop-in sessions in Felixstowe would take place on Thursday 29 January (10am-1pm, Walton Community Hall) and Tuesday February (5.30pm-8.30pm, Town Hall)

443. CORRESPONDENCE

- a) DC/14/3483/FUL | Amended Plans – Erection of a sectional garage (renewal of planning Permission C09/1073) | 20 Quintons Lane, Felixstowe Suffolk IP11 9QE**

Members noted additional documentation which had been submitted in support of the above plan.

- b) A letter from Hutchison Ports outlining a request to amend the agreement pursuant to Section 106 Town and Country Planning Act 1990.**

Committee noted that this item would be brought to the next Plans Meeting on Wednesday 28th January 2015 for consideration.

444. CLOSURE

The meeting was closed at 10.58am. The date of the next meeting was noted as being Wednesday 28 January 2015 at 9.15am.

Date: _____

Chairman: _____