

## **PLANS COMMITTEE MEETING HELD ON WEDNESDAY 15<sup>th</sup> MAY 2013**

**Present:** Councillors Smith (Chairman), Bird, Jan Garfield, Jon Garfield, Savage and Webb.

### **20. APOLOGIES**

Apologies for absence were received from Councillors Deacon, Sennington, Stokell and Williams.

### **21. DECLARATIONS OF INTEREST**

Councillors Bird, Jan Garfield, Savage and Smith declared a Local Non Pecuniary Interest as Members of Suffolk Coastal District Council.

Councillor Smith declared a Disclosable Pecuniary Interest in application C13/0837 as a close personal friend of the applicant.

### **22. SOUTH SEAFRONT DEVELOPMENT- RESERVED MATTERS**

Members considered correspondence from the Principal Planner, Major Projects, Suffolk Coastal District Council/Waveney District Council and a bundle of revised plans on reserved matters upon which the Town Council had been consulted which included a number of proposed changes to the public areas. The Chairman reported that he had studied the bundle in some considerable detail and, whilst the two issues previously most recently commented upon by the Town Council relating to access through the floodgates and the alignment of the footpath/cycle track to the Orford Road/Sea Road junction had indeed been amended with a resulting design improvement, other changes had been made which may not be considered in the same positive light. The revised plans indicated: a substantial reduction in, or elimination of, landscaping and planting, including the removal of some bunds and planting beds; changed seating and tables from a colourful and attractive range to something more utilitarian; the removal of feature block paving on the main "boulevard" entrance to something far plainer and more economic to maintain; the removal of uplighters to the Martello Tower resulting in no lighting at all in that area other than the front footway; and the moving further away of parking for the Martello Tower meaning no hard access, either vehicle or pedestrian, to the Martello Tower. In addition it appeared that the nearest toilet facilities for employees were some 400m away.

Members discussed these issues at length, expressing significant concerns and considerable disappointment at the proposed changes. In particular Members wished to know why such drastic changes had been introduced and at whose instigation. It was agreed that delegated authority be given to the Clerk and the Chairman to draft a suitable response outlining the Town Council's views.

### **23. SCHEDULE FROM PERIOD ENDING 9<sup>th</sup> MAY 2013**

**C13/0837 – Proposed new single storey dwelling land adjacent to Orchard Bungalow at Orchard Bungalow, Park Avenue, Felixstowe.**

*Councillor Smith left the room during discussion of this item and, in the absence of the Vice Chairman, Councillor Webb took the Chair.*

The Town Council recommends refusal. Despite the contrary view expressed by Suffolk Coastal District Council's Development Control Committee regarding the adjacent application C11/2616 and C12/1965 wherein another dwelling has been approved, the Town Council strongly retains the view that backland development of

this nature is unacceptable and contrary to NPPF para. 53 & 58 and Core Strategy Policy DM7. Consequently further intensification of this unacceptable use by a further property is even less acceptable. The Town Council reiterates its previous concern regarding the practicality of the access and noting the Condition on application C11/2616 questions the feasibility of achieving 3.1m width previously required by Committee. The Town Council is aware that the boundary fence of No.15 Park Avenue has been moved so as to increase the width of the access but currently, the telegraph pole remains in its originally position. In that context it is essential the Condition is repeated. The Town Council notes in particular that no solution has been proposed, of which the Town Council is aware, regarding the telegraph pole within the previously required carriageway width.

**24. SCHEDULE FROM PERIOD ENDING 2<sup>nd</sup> MAY 2013**

**C13/0740 – Front extension and alterations to garage at 3 Northcliffe Court, Felixstowe.**

The Town Council has viewed this application in the content of it being a residential annexe as opposed to an extension. Whilst the Town Council has no objection in principle, it has concerns that it should remain ancillary to the dwelling, and the elimination of car parking in a very congested, shared courtyard, particularly as this is exacerbated by the use of potential parking space for the courtyard. The Town Council notes also that the entire access way to four properties is shown as part of the site albeit that the access is shared.

**C13/0775 – Removal of existing metal balconies and installation of new stainless steel and glass balustrade system balconies at Martello Place, Golf Road, Felixstowe.**

**C13/0776 – Removal of existing metal balconies & installation of new stainless steel & glass balustrade system balconies at Martello Place, Golf Road, Felixstowe.**

Recommend approval.

**C13/0796 – Erection of front porch at 7 Brook Lane, Felixstowe.**

Recommend approval.

*Councillors Jan and Jon Garfield left the meeting at this point.*

**C13/0797 – Construction of two semi-detached dwellings with access and pavement crossovers at Land North of 19 Victoria Street, Albert Walk, Felixstowe.**

Recommend refusal. The Town Council considered this application on the basis that the site is within the Town Centre boundary and is a significant part of the commercial property collectively forming the retail centre of Felixstowe. The proposed change of use to residential would mean the loss of potential for enhancement of the existing retail frontages onto Hamilton Road, and also the loss of a rear servicing facility which could adversely affect the vitality and viability of the Town Centre.

This view is borne out by the wording on Policy AP184 (i) “requiring that existing rear servicing facilities are retained and ensuring that opportunities are not lost by new development”.

The Town Council believes that the development is contrary to the following policies:

- a) AP50 – in that the development would “cause or accentuate a significant shortage of land for employment use in the area concerned, in the foreseeable future”;
- b) AP57 – in that the development would “be likely to have a detrimental impact on the vitality and viability of the Town Centre”;
- c) DM10 of the Core Strategy – in that it is a loss of site with employment use;
- d) NPPF Paragraph 23, which recognises the need to support town centres as the heart of their communities and to support their viability and vitality, and the need to retain suitable sites for retail uses.

The Town Council also wishes to highlight the fact that parking, especially for residential occupants in this road, is particularly limited, and two new residential properties of the size proposed would significantly exacerbate this situation.

**C13/0788** – Application for removal of variation of Condition 7 of Planning Permission C95/0524 to allow garage to be converted into a study at **12 Montague Road, Felixstowe.**

Recommend approval.

**25. SCHEDULE FROM PERIOD ENDING 9<sup>th</sup> MAY 2013**

**C13/0868** – Erection of a garage and car port, with removal of existing garage at **Thurlow House, Golf Road, Felixstowe.**

Recommend approval.

**C13/0824** – Two storey rear extension for retail expansion at **119-121 Hamilton Road, Felixstowe.**

Recommend approval.

**26. LETTERS FROM TRIMLEY ST MARTIN PARISH COUNCIL ABOUT THEIR CONCERNS REGARDING SUFFOLK COASTAL DISTRICT COUNCIL CORE STRATEGY EXAMINATION**

Members noted correspondence from Trimley St Martin Parish Council about their concerns regarding Suffolk Coastal District Council Core Strategy Examination.

**27. S.211 (TCA) TREE WORK NOTIFICATION NOTICE OF INTENT TO CARRY OUT TREE WORK WITHIN A CONSERVATION AREA IN ACCORDANCE WITH SECTION 211 OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012 LOCATION: WALTON HALL, 395 HIGH STREET, WALTON, FELIXSTOWE**

Members noted correspondence from the Head of Planning Services, Suffolk Coastal District Council informing Felixstowe Town Council of the decision to grant the following work at the above location:

To Crown reduce and balance 1, Horse Chestnut for good of tree health.

**28. S.198 (TPO) TREE WORK APPLICATION INITIAL CONSULTATION**

**APPLICATION TO CARRY OUT WORK TO A TREE (S) PROTECTED BY A TREE PRESERVATION ORDER IN ACCORDANCE WITH SECTION 198 OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012**  
**LOCATION: 10 MAYBUSH LANE, FELIXSTOWE**

Members noted a letter from the Head of Planning Services, Suffolk Coastal District Council informing Felixstowe Town Council of a Tree Works Notice relating to the above location concerning work to be carried out on:

To fell 1 no Holm Oak being suppressed. To crown reduce, thin and balance 2 no roadside Holm Oak for safety reasons.