

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE meeting held at Felixstowe Town Hall on Wednesday 7 October 2015 at 9.15am

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

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

238. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber**.

239. DECLARATIONS OF INTEREST

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

240. REQUESTS FOR DISPENSATION

There were none.

241. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 23 September 2015 be signed by the Chairman as a true record.

242. 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/15/3512/PN3 Change of use of the above site from offices (Use Class B1a) to residential use (Use Class C3) under Class O of the General Permitted Development Order 2015. Anzani House, Anzani Avenue
Committee carefully considered this prior notification application and had no objections in principle. However, Committee had severe reservations over safe pedestrian access to this proposed development and therefore considers it would be appropriate to secure a Section 106 contribution towards significant highways	

improvements.

The proposed use makes it essential that there are safe cycle, pedestrian and indeed disabled accesses to the nearby facilities described in the Supporting Statement. We believe this a relevant “highways impact” as required by the GDO. Accordingly we would wish to see the following provided as a minimum:

- 1) New pedestrian steps and disabled ramp from the Anzani House forecourt to the pedestrian route at the traffic lights on Trinity Avenue.
- 2) New disabled ramp adjacent to the pedestrian steps further south on Trinity Avenue which links to the footway and cycleway towards the Port to the south-west.
- 3) Disabled access from the forecourt and car park to all of the entrances to Anzani House.
- 4) The pedestrian and cycle route to the local facilities, as described in the Supporting Statement, requires use of the footway through the adjacent underpass beneath the A14. That footway narrows at that point to below a safe standard. Additionally, there is a record of accidents at this point, with HGVs turning over, and heavy marks resulting from that can be seen on the concrete wall. Indeed there are currently also recent marks showing the incursion of a large vehicle up the grass bank immediately west of the underpass – having crossed the footway. A crash barrier exists beside this road to the north-east of the underpass, but ceases c. 100m from the underpass itself, despite the continued sharp curvature of the road. We believe that this requires to be extended to be continuous through the underpass and to the junction with Trinity Avenue if the footway is to be classed as an appropriate safe route to serve the proposed development. Therefore this should be a requirement to be provided by the applicant under a S106 agreement. That may be impossible to achieve, in combination with the correct width of the footway through the underpass. In that case, the change of use to residential cannot be said to be suitable under the “highways impact” criterion, and should fail.

b)	DC/15/3576/FUL Reprofiting of the promenade and improvement access to the front of the Pier from the Leisure Centre car park Felixstowe Leisure Centre Undercliff Road West
Committee recommended APPROVAL.	

c)	DC/15/3589/FUL Conversion of ground floor offices of addresses 91 and 93 Undercliff Rd West from B1 Offices into A3 Restaurant and/or A5 Hot Take Away Food Establishment. Conversion of upper floors of addresses 91-95 Undercliff Road from B1 Vacant Offices to 3no C3 Flats. Proposal to include an extension to and a new pitched roof over the second floor accommodation of 91 Undercliff Road. 91 Undercliff Road West
Committee recommended APPROVAL.	

d)	DC/15/3519/FUL Erection of a two storey dwelling Part Side Garden Of 40 King Street
Committee recommended APPROVAL in principle subject to assurances that drainage to the property be appropriately provided without detrimental effect to existing drainage issues at this location.	

e)	DC/15/3829/FUL Porch extension 66 Roman Way
Committee recommended APPROVAL.	

243. PLANNING DECISIONS

Committee NOTED the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda.

244. CORRESPONDENCE

None.

245. CLOSURE

The meeting was closed at 11.05am. The date of the next meeting was noted as being Wednesday 21 October 2015, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____