

**MINUTES of the PLANS COMMITTEE meeting held at Felixstowe Town Hall on
Wednesday 15 October 2014 at 9.15am**

PRESENT: Cllr A Smith (Chairman) Cllr D Savage (Deputy Mayor)
 Cllr S Bird Cllr M Stokell
 Cllr M Deacon Cllr J Sennington
 Cllr M Morris (to item 316a) Cllr C Webb

OFFICERS: Mr A Tadjrishi (Town Clerk)
 Mrs R Jones (Technical Advisor)

IN ATTENDANCE: Cllr M Sharman (to item 316a)

312. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Jon Garfield and Cllr K Williams.

Cllr M Morris gave apologies in advance of leaving the meeting at 10.50am to attend to other business.

313. DECLARATIONS OF COUNCILLORS' INTERESTS

The following declarations of Councillors' interests were made:

Member	Minute No.	Nature of Interest
Cllr A Smith	316/317	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr S Bird	316/317	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr M Deacon	316/317	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr D Savage	316/317	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr M Morris	316/317	Local Non-Pecuniary (Suffolk Coastal District Council Member)

314. REQUESTS FOR DISPENSATIONS

There were none.

315. MINUTES OF THE PREVIOUS MEETING

It was RESOLVED that:

The Minutes of the Plans Committee Meeting held on 1st October 2014 be signed by the Chairman as a true record.

316. 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/14/2907/OUT Outline Planning Application for up to No. 61 Residential Units with all Matters Reserved except highway access Land East of Haven Exchange, Felixstowe Suffolk
<p>Committee recommended REFUSAL for residential use on this site. It has for many years been reserved for light industrial use which, in the Committee’s view, is still the most appropriate use for the land. Furthermore, it is the Committee’s view that development of the type proposed would represent an unacceptably isolated pocket of residential properties which would be difficult to integrate into the wider community.</p> <p>The Committee was concerned about poor land stability on this site, especially at its perimeters due to longstanding and fundamental ground water issues in this location. This is true of the area surrounding the site, not only on the higher land to the North but also along the entire immediate, previously marshland, area. The Committee does not believe that the Flood Risk Assessment adequately deals with those aspects of the proposal. This has been graphically illustrated in recent months by the problems associated with development at Phillip Avenue and Andrew Close. This land and the entire escarpment in Felixstowe harbours a great deal of ground water and many natural springs which after all was the root of the town being a Spa. The Committee believed that a proposal to develop land with these significant issues was thus contrary to guidance within NPPF paragraph 121 (bullet point 1).</p> <p>Committee wished it to be noted that that this ground was created by the spoil removed from the creation of the A14 which raises further questions with regards to its suitability for residential development.</p>	

It being 10.50am, Cllr M Morris left the meeting at this point.

b)	DC/14/2912/FUL Single storey front extension to form new porch and extended garage, together with single storey rear extension to form new shower room 26 Links Avenue, Felixstowe Suffolk
Committee recommended APPROVAL.	

c)	DC/14/2979/FUL Proposed detached cart-lodge (3-sided) for car parking White Lodge, Marcus Road, Felixstowe Suffolk
Committee recommended APPROVAL.	

d)	DC/14/3091/FUL Enclosure of third floor balcony to form sunroom Flat 6, Rosemount, 11 Hamilton Gardens, Felixstowe Suffolk
Committee recommended APPROVAL.	

e)	DC/14/3056/ADN Erection of a surround to an ATM Felixstowe Delivery Office, Post Office, 143 Hamilton Road, Felixstowe Suffolk
Committee recommended APPROVAL.	

f)	DC/14/2920/ADN Advertising along perimeter fence down Garrison Lane Drake & Plant, Bridge Road, Felixstowe Suffolk
Committee recommended APPROVAL.	

317. CORRESPONDENCE

It was **RESOLVED** that the following correspondence be noted as received:

a) Community Infrastructure Levy (CIL) Draft Charging Schedule

Letter from SCDC advising of a consultation on the draft charging schedule being proposed for CIL in anticipation of the policy coming in to effect from 1 April 2015.

b) Felixstowe Peninsula Area Action Plan (AAP)

Letter from SCDC confirming early engagement on the Felixstowe Peninsula Area Action Plan and the offer of a briefing for Members on this prior to public consultation on the Plan towards the end of this year.

Committee asked instructed the Clerk to coordinate a session with SCDC Planning Officers in order that all Town Councillors may be briefed on the above items.

318. CLOSURE

The meeting was closed at 12.05pm. The date of the next meeting was confirmed as being Wednesday 29th October at 9.15am

Date: _____

Chairman: _____