

**MINUTES of the PLANS COMMITTEE meeting held at Felixstowe Town Hall on  
Wednesday 20<sup>th</sup> August 2014 at 9.15am**

**PRESENT:** Cllr A Smith (Chairman) Cllr D Savage (Deputy Mayor)  
Cllr Jon Garfield Cllr S Bird  
Cllr M Deacon

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

**215. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr M Stokell, Cllr J Sennington, Cllr C Webb, Cllr K Williams and Cllr M Morris.

**216. DECLARATIONS OF COUNCILLORS' INTERESTS**

The following declarations of Councillors' interests were made:

<b>Member</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr S Bird	219	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr D Savage	219	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr A Smith	219	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr M Deacon	219	Local Non-Pecuniary (Suffolk Coastal District Council Member)

**217. REQUESTS FOR DISPENSATIONS**

There were none.

**218. MINUTES OF THE PREVIOUS MEETING**

The minutes of the meeting held on 6<sup>th</sup> August 2014 were approved as a true record by those Members present, and the Chairman was authorised to sign them.

**219. TO CONSIDER PLANNING APPLICATIONS RECEIVED SINCE 7<sup>th</sup> AUGUST 2014**

**DC/14/2142/FUL** Demolition of single storey extension to rear of property and internal porch and sunroom to front of property. Erection of new garage to side of property, new balcony to front of property and alterations to the rear of property. **74 Cobbold Road, Felixstowe.**

**The Committee recommended approval**

**DC/14/2353/FUL** Construction of offices building. **Units 4 to 7 Langer Park Industrial Estate, Holland Road, Felixstowe.**

**The Committee recommended approval.**

**DC/14/2390/FUL** Erection of a detached single storey dwelling with association garage & store. **Part Rear Garden of 223, Grange Road, Felixstowe.**

**The Committee recommended approval subject to a reduction to the roof pitch of the single storey dwelling to lessen the impact on, and minimise the loss of light to the neighbouring property in Newbourne Gardens in accordance with SPG16.**

**DC/14/2405/OUT** Outline application for one dwelling with parking and amenity space on land to side of 6 Priory Road. **Part Side Garden, 6 Priory Road, Felixstowe.**

**Recommend approval. However, the Town Council would wish to see this application conditioned in such a way that the bulk is limited and the spacing maintained in keeping with the context of the street scene in Priory Road.**

**DC/14/2436/FUL** Proposed 2-storey extension to rear of property. **4 Ferry Road, Felixstowe.**

**The Committee recommended approval, subject to consultation with neighbouring properties.**

## **220. CORRESPONDENCE**

Committee noted correspondence from a District Planning Officer detailing amendments to **C14/1658/FUL** (correspondence referred incorrectly to **DC/14/1673/FUL**) – Demolition of existing Doctors Surgery (Class D1) and erect public house (Class A4). New 2 storey Public House for JD Wetherspoon at **201 Hamilton Road, Felixstowe.**

**Committee RESOLVED to submit the following response:**

Committee have carefully considered the revisions as presented which, in the opinion of this committee, do not significantly mitigate or adequately address the original concerns and comments submitted on 9 July 2014.

Specifically, in relation to the following analysis of the amendments provided by the Planning Officer, Committee's comments are as follows:

- Revised elevations – removal of the large door openings on the northern elevation and replace with one small door and a number of windows and additional fenestration on the southern elevation to create a relationship to the public square.
- Revised floorplan – to show the amendments above
- Revised site plan to remove reference to any outdoor seating area on the northern boundary with High Road West.

Felixstowe Town Council Plans Committee acknowledge that the reference to external seating has been removed in the amended plan, the removal of the 3 double doors and the change of position of the canopy. However, the proposed external double door to this area remains, as does access to the area from the main entrance on the east elevation. As there has not been adequate reassurance on the issue of external activities on the High Road West frontage, the Committee remains concerned about the potential for noise disturbance emanating from the proposed licence premises from this elevation. Our recommendation therefore remains that the application should not be approved on this basis.

Committee query whether the remaining door to the north is intended to be a dedicated fire door for emergency use only or intended to be used for general access.

In relation to the additional fenestration proposed to the southern elevation as being designed to 'create a relationship to the public square'. Committee believe that the proposed amendments do not go far enough to maximise the potential afforded by the adjacent public square. This should be seen as a key opportunity for the site and Committee seek reassurance that external socialising will be relocated towards the southern elevation in order to realise that significant potential. Committee regard that the current location for proposed service access may compromise this ambition, as does the bin store and the brick wall in line with that shown on the revised site plan. Furthermore, it would appear the portico arrangement over the service door will compromise vehicle access to the delivery gates.

Regeneration of the Great Eastern Square frontage would further enhance the vitality and viability of this part of the town centre. An improved orientation of the public house could re-establish a sympathetic relationship with the Grade 2 listed Victorian station building complex and the opportunity for refreshments.

Members reiterated the need for adequate and appropriate boundary treatments – to include landscaping - to be used especially on the High Road West frontage.

Nothing appears to have been done to acknowledge or address the Committee's original comments of 9 July 2014 with regards to proposed opening hours, noise attenuation and trees at the location, which therefore remain as concerns that the application should be approved only if these are rectified.

## **221. CLOSURE**

The meeting was closed at 11.25am.

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Date: \_\_\_\_\_

Chairman: \_\_\_\_\_