

MINUTES of the **PLANS COMMITTEE** meeting held at Walton Community Hall,
Felixstowe, on **Wednesday 22 April 2015** at **2pm**

PRESENT: Cllr A Smith (Chairman) Cllr M Deacon
 Cllr S Bird Cllr D Savage
 Cllr M Morris Cllr J Sennington
 Cllr G Newman (Town Mayor) Cllr K Williams

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

IN ATTENDANCE: 24 Members of the Public, 1 Member of the Press.

615. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Jon Garfield, Cllr M Stokell,
and Cllr C Webb.

616. DECLARATIONS OF COUNCILLORS' INTERESTS

The following declarations of Councillors' interests were made:

Member	Minute No.	Nature of Interest
Cllr A Smith	619	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr S Bird	619	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr M Deacon	619	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr M Morris	619	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr G Newman	619	Local Non-Pecuniary (Suffolk County Council Member)
Cllr D Savage	619	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr J Sennington	619	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr K Williams	619	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr K Williams	619a	Disclosable Pecuniary Interest (Owner of property mentioned in Visual Impact Assessment Report submitted in relation to this application)

Cllr Williams advised that although she had a Disclosable Pecuniary Interest with regards to item 611a, she had been granted a dispensation to remain in the room and participate in any discussion, but not vote, on the item.

617. REQUESTS FOR DISPENSATIONS

Committee noted the terms of the dispensation granted to Cllr K Williams, as determined by the Clerk as Proper Officer to the Town Council, in accordance with the Town Council's Standing Orders 13(e) and Section 33(2) of the Localism Act 2011 as follows:

Dispensation for Cllr K Williams to participate, but not vote, in any consideration by the Town Council of planning application DC/15/1128/OUT, or subsequent applications for planning permission associated with this outline application for a period of up to four years

618. MINUTES OF THE PREVIOUS MEETING

It was **RESOLVED** that:

The Minutes of the Plans Committee Meeting held on 8 April 2015 be signed by the Chairman as a true record.

619. PLANNING APPLICATIONS

The Chairman adjourned the meeting at 2.58pm for ten minutes to allow comments from members of the public on DC/15/1128/OUT.

The meeting was reconvened at 3.08pm.

In accordance with the terms of the dispensation, Cllr Williams participated in the discussion on DC/15/1128/OUT but left the meeting before Committee voted on this item, returning thereafter.

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/15/1128/OUT Application for outline planning permission for up to 560 dwellings, including a Local Community Centre, a 60 bedroom extra Care Home and 50 Assisted Living Units, 2 small Business Units and open space provision with associated Infrastructure. Land at Candlet Road, Felixstowe
	Committee strongly recommended outright that this application be REFUSED. It is clear that it contravenes the Planning Authority's existing

	<p>Local Plan and the underlying policies in the NPPF. In particular the Committee rejects the applicants’ contention that, by a calculation which is in our view spurious, Suffolk Coastal District Council has a housing supply of only 1.7 years. It follows from that, that the requirement for new housing in the district – in particular the allocation to the Felixstowe peninsula area – can be satisfied by sites already identified by the SHLAA process and the emerging Felixstowe Peninsula Area Action Plan.</p> <p>Specifically this application for a major new housing site, with very large consequential requirements for infrastructure and other major impacts is clearly in contravention of a number of Core Strategy policies, notably:</p> <p>SP1A – Presumption in Favour of Sustainable Development. This site does not satisfy the additional criteria therein with regard to sustainable development.</p> <p>SP19 – Settlement Policy. We believe that the district has clearly defined policies which fully describe the settlement areas as being within the defined physical limits of the town.</p> <p>SP21 – Felixstowe with Walton and the Trimley Villages. This application is in clear contravention to policy SP21.</p> <p>SP29 – Countryside. The application site, immediately adjacent to the existing physical limits of Felixstowe, is a critical and valued asset in terms of a green area of great visual and recreational importance. Equally, the application clearly contravenes SP17 as a green space including its use as a golf driving range. Furthermore, it is in clear and direct contravention to retained policy AP28 with regards the Felixstowe Urban Fringe.</p>
--	--

At this point the Chairman adjourned the meeting at 3.58pm to allow a number of members of the public to leave.

Cllr M Morris left the meeting.

The Chairman reconvened the meeting at 4.10pm.

b)	DC/15/0924/FUL Proposed 3 bedroom detached dwelling on land adjacent 20 Rosebery Road. 20 Rosebery Road, Felixstowe.
	Committee recommended APPROVAL.

c)	DC/15/1276/FUL Demolish flat roofed utility room. Erect pitched roof larger utility room with toilet. 14 Glenfield Avenue, Felixstowe
	Committee recommended APPROVAL. However, Committee felt that the aspect on the street scene would be improved with the addition of a window.

d)	DC/15/1196/FUL Replacement of dwelling. Spindrifft, The Ferry, Felixstowe.
	Committee recommended APPROVAL.

e)	DC/15/1106/CLE Application for a lawful certificate for an existing use or operation or activity including those in breach of a planning condition. Proposed alterations and extension. 104 Maidstone Road, Felixstowe
	Committee recommended APPROVAL.

f)	DC/15/1249/FUL To turn redundant shop into a one bedroom flat. 4 Manning Road, Felixstowe
	<p>Committee recommended REFUSAL on the following basis:</p> <ul style="list-style-type: none"> a) It is unacceptable to have living accommodation at street level in an area which has low risk of a severe flood event; b) Committee requests that a full exploration of retention of retail use for this site be carried out; and, c) The proposed design is unacceptable in the conservation area.

g)	DC/15/1088/OUT New dwelling using existing access Part side garden, 51 Westmorland Road, Felixstowe
	Committee recommended APPROVAL

h)	DC/15/0957/FUL Replacement UPVC (white) windows, doors and conservatory. (Conservatory – to be built on existing basework.) Windows and doors – sizes and styles staying the same. 3 College Green, Felixstowe
	Committee recommended APPROVAL but requests that the UPVC windows should have symmetrical and constant sight lines.

i)	DC/15/0859/TPO To reduce Yew tree by up to 30%. The Gate House, Maybush Lane, Felixstowe
	Committee recommended APPROVAL provided all work is carried out under the guidance of the Arboricultural Officer at the District Council.

620. FELIXSTOWE PENINSULA AREA ACTION PLAN

Committee noted that the Felixstowe Peninsula Area Action Plan Working Group would be reconvened in June.

621. CORRESPONDENCE

None.

622. CLOSURE

The meeting was closed at 4.50pm. The date of the next meeting was noted as being Wednesday 6 May 2015 at 9.15am.

Date: _____

Chairman: _____