

**MINUTES of the PLANS COMMITTEE meeting held at Felixstowe Town Hall on
Wednesday 23rd July 2014 at 9.15am**

PRESENT: Cllr A Smith (Chairman – from item 153) Cllr M Stokell (Vice-Chairman)
Cllr Jon Garfield Cllr D Savage (Deputy Mayor)
Cllr S Bird Cllr J Sennington
Cllr C Webb Cllr K Williams (from item 153)

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

173. APOLOGIES FOR ABSENCE

Vice-Chairman Cllr M Stokell in the Chair

Apologies for absence were received from Cllr M Deacon and Cllr M Morris.

174. DECLARATIONS OF INTEREST

Cllrs S Bird, J Sennington, D Savage, A Smith and K Williams each declared a Local Non-Pecuniary Interest as Members of Suffolk Coastal District Council.

175. TO CONSIDER REQUESTS FOR DISPENSATIONS

There were none.

176. MINUTES OF THE MEETING HELD 9th JULY 2014

The minutes of the meeting held on 9th July, 2014 were agreed as a true record by those Members present, and the Chairman was authorised to sign them.

177. TO CONSIDER PLANNING APPLICATIONS RECEIVED FROM 10th JULY 2014

Cllr A Smith and Cllr K Williams arrived to the meeting at this point.

Chairman Cllr A Smith in the Chair

DC/14/1868/FUL Proposed erection of 2 self-contained flats each with separate garden. **Site 2 site of former 23 Leopold Road, Felixstowe.**

The Committee recommended approval.

DC/13/2505/FUL Change of use from hotel only to hotel, residential apartments and retail unit and erection of 9 apartments. Existing 1 storey extension to the back is to be demolished. New 3 storey extension/building to be built on Beach

Road West verandas to the Sea Road elevation are to be reintroduced.
Marlborough Hotel, Sea Road, Felixstowe.

The Committee noted the application.

DC/14/1922/FUL Single storey rear extension. **67 Bath Road, Felixstowe.**

The Committee recommended approval subject to compliance with SPG16 for residential extensions with regards to the neighbouring property.

DC/14/2167 Alterations/Conversion of basement (part) to provide 3 two bed dwellings in lieu of 2 approved three bed dwellings (Revised Scheme) at **The Bartlett, Undercliff Road East, Felixstowe.**

DC/14/2168/LBC Alterations/Conversion of basement (part) to provide 3 two bed dwellings in lieu of 2 approved three bed dwellings (Revised Scheme) at **The Bartlett, Undercliff Road East, Felixstowe.**

The Committee recommended approval subject to a contribution towards the provision of affordable housing.

DC/14/0992/PN3 Appeal against refusal for Prior Notification planning permission. **Cliff House, Chevalier Road, Felixstowe.**

The Committee noted the appeal.

DC/14/2143/TCA To fell only tree on rear boundary of address. **32 Ranelagh Road, Felixstowe.**

The Committee recommended approval subject to neighbouring properties on Montague Road being consulted on the application.

178. TO CONSIDER AND COMMENT UPON THE SUFFOLK ADVISORY PARKING GUIDANCE PAPER FROM SUFFOLK COUNTY COUNCIL

Committee reviewed the guidance paper and made the following observations:

- a) It was noted that one of the stated intentions of the paper was to “advise members of the public in a readily comprehensible manner”. Committee felt that this could be better achieved through provision of an executive summary on the first couple of pages.
- b) Committee welcomed the aspiration stated in the final paragraph of section 2 (p7) “..it will generally not be acceptable for required car parking spaces to be ‘designed out’ of a development as a mechanism to increase development density” and hoped to see this enforced by the planning authority.

- c) Referring to section 3.4.1 (p12), Committee was concerned that a widespread perception that parking bays provided for disabled motorists had not always been used appropriately. A perception that Members felt had been exacerbated through a lack of enforcement. Committee asked that the needs of disabled motorists be properly balanced against those of other users in the town centre when considering parking provisions.
- d) Referring to 4.1 *On Plot Parking* (p19), Committee questioned the practicality of the guidance “where two parking spaces are provided on a plot the design should be arranged such that cars are not parked forward of the building line and are generally required to be one beside the other”. Committee asked that this guidance be deleted or its practicality and intention be clarified.
- e) The minimum passage width for bus routes within residential developments (4.2.2, p26) was noted, however, consideration should be given to how this may affect smaller developments within established rural areas which may already have road widths less than 6 metres.
- f) Whilst minimum standards for residential parking were welcomed, Committee felt that it would often not be practical to enforce a ‘3 spaces per dwelling’ minimum for four bedroom residential properties (p49). Two spaces per four bedroom dwelling were suggested as a more achievable minimum.

The Committee expressed a range of other concerns about the principle and detail of the paper and resolved that the Clerk be given delegated authority to respond to consultation on behalf of Committee.

179. CORRESPONDENCE

None.

180. CLOSURE

The meeting closed at 11.05am.

Date: _____

Chairman: _____