

**MINUTES of the PLANS COMMITTEE meeting held at Felixstowe Town Hall on
Wednesday 28 January 2015 at 9.15am**

PRESENT: Cllr A Smith (Chairman) Cllr D Savage (Deputy Mayor)
 Cllr S Bird Cllr Jon Garfield
 Cllr M Morris Cllr J Sennington

OFFICERS: Mrs R Jones (Estates Officer)

IN ATTENDANCE: One member of the public

461. APOLOGIES FOR ABSENCE

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

462. DECLARATIONS OF COUNCILLORS' INTERESTS

The following declarations of Councillors' interests were made:

| Member | Minute No. | Nature of Interest |
|-------------------|-------------------|---|
| Cllr S Bird | 465 | Local Non-Pecuniary (Suffolk Coastal District Council Member) |
| Cllr M Morris | 465 | Local Non-Pecuniary (Suffolk Coastal District Council Member) |
| Cllr D Savage | 465 | Local Non-Pecuniary (Suffolk Coastal District Council Member) |
| Cllr J Sennington | 465 | Local Non-Pecuniary (Suffolk Coastal District Council Member) |
| Cllr A Smith | 465 | Local Non-Pecuniary (Suffolk Coastal District Council Member) |

463. REQUESTS FOR DISPENSATIONS

There were none.

464. MINUTES OF THE PREVIOUS MEETING

It was **RESOLVED** that:

The Minutes of the Plans Committee Meeting held on 14 January 2015 be signed by the Chairman as a true record.

465. 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/14/4250/FUL Alteration of existing conservatory to sun room including replacement to solid insulated roof and upgraded doors and windows and insertion of roof light and structural and other alterations 12 Manwick Road, Felixstowe. |
| Committee recommended approval | |

466. HUTCHISON PORTS (UK) S106 AGREEMENT VARIATION REQUEST

Members considered correspondence and documentation from HPUK addressed to the Planning Officer at Suffolk Coastal District Council requesting the variation of the S106 Agreement attached to planning consents C03/2000 and C07/2350.

It was noted that this principally concerned the requirement to provide Remote Rail Works prior to the start of Phase 2 of the Felixstowe South Reconfiguration Works. The required variation concerned the description of those Remote Rail Works as some of Network Rail's own recent improvements had superseded some of those items listed.

Members requested that Felixstowe Travelwatch be advised of this matter.

It was RESOLVED that approval for the variation request be recommended to SCDC.

467. DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT (DCLG) REVISION TO PLANNING OBLIGATIONS

Members considered a statement by the Minister of State, Department of Communities and Local Government, Brandon Lewis (issued 28 November 2014) concerning the revision to the Planning Policy Guidance (PPG) for Planning Obligations (Section 106 obligations). The statement confirmed that National policy would state "for sites of 10 units or less and which have a combined gross floor space of 1000m², affordable housing and tariff system contributions should not be sought".

There were some exceptions to this threshold, notably in special designation areas and on exception sites.

Members also considered a report which was submitted to Suffolk Coastal District Council's Development Management Committee on Wednesday 14 January 2015 on this topic outlining the details and highlighting the effect this would have on Core Strategy and Development Management policies DM2 concerning the delivery of affordable housing and the effect that loss of tariff contributions would have on matters such as Outdoor Play space contributions (currently dealt with under SPG15 guidance).

It was RESOLVED that the Town Clerk and Estates Officer, together with the Chairman of Plans Committee, write to the Minister of State expressing the Committee's concern in the strongest possible terms about the detrimental effect this could have on the provision of affordable housing and community facilities.

468. FELIXSTOWE PENINSULA AREA ACTION PLAN

Committee noted the update report on this item and were advised that Members appointed to the Felixstowe Peninsula AAP Working Party were due to begin working on a draft response to the consultation subsequent to the meeting.

It was noted that there would be an Extraordinary Council Meeting on 4 March 2015 to consider the Town Council's response.

469. CORRESPONDENCE

Highways Act - Suffolk County Council (Footpath 31 and Unrecorded Footpath at Runnacles Way, Felixstowe) Rail Crossing Extinguishment Order 2014

Members noted this information

470. CLOSURE

The meeting was closed at 9.55am. The date of the next meeting was noted as being Wednesday 11 February 2015 at 9.15am.

Date: _____

Chairman: _____