

**MINUTES of the PLANS COMMITTEE meeting held at Felixstowe Town Hall on  
Wednesday 8 April 2015 at 9.15am**

**PRESENT:** Cllr A. Smith (Chairman)                      Cllr M. Deacon  
                 Cllr S Bird    Cllr Jon Garfield  
                 Cllr M Morris    Cllr J Sennington

**OFFICERS:** Mrs R Jones (Estates Officer)

**607. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr D Savage, Cllr M Stokell, Cllr Webb and Cllr K. Williams.

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

**608. 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 A Smith	611	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr M Morris	611	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr S Bird	611	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr J Sennington	611	Local Non-Pecuniary (Suffolk Coastal District Council Member)

**609. REQUESTS FOR DISPENSATIONS**

There were none.

**610. MINUTES OF THE PREVIOUS MEETING**

It was **RESOLVED** that:

**The Minutes of the Plans Committee Meeting held on 25 March 2015 be signed by the Chairman as a true record.**

## 611. 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)	<b>DC/15/0931/FUL</b>   Development of 13 No New Dwellings plus Parking and Amenity Space. <b>Adastral Close Felixstowe</b>
	<p><b>Committee recommended REFUSAL.</b> Members entirely support in principle residential development on this site having considered the issues of noise addressed in the Acoustic Report.</p> <p>However, we note that the site is in Flood Zone 3 and as such a Flood Risk Assessment is required as is due consideration of potential real flood risk in this area. It must be acknowledged that this area flooded to an approximate depth of 2m in 1953 and deaths occurred in single storey properties at a similar level some 600m away from this site in the vicinity of the IOC European Foods building at the junction of Orford Road and Langer Road.</p> <p>Whilst the area has high quality flood protection, it must be acknowledged that in an extreme storm event, there is a real, albeit very low, risk of a flood occurring. Accordingly it is inappropriate for residential development to be of a nature where no internal escape route is available to a higher level. Therefore we must recommend REFUSAL for the application as presented due to the dangers arising from a significant flood event.</p> <p>The Committee requested that this Minute be sent to the Planning Policy Team at Suffolk Coastal District Council to request that a specific policy be developed as part of the AAP concerning Flood Risk in this area of Felixstowe.</p>

b)	<b>DC/15/1070/OUT</b>   Proposed 4 Bed Chalet Bungalow. <b>Land to rear of 102 Garrison Lane, Felixstowe.</b>
	<p><b>Committee recommended REFUSAL.</b> Committee strongly recommended refusal for this proposal which it believes is an extremely inappropriate form of backland development contrary to the principles of policy DM7, notably in its extremely cramped relationship to the host dwelling and requirement for excessive parking in the host dwelling's front garden.</p>

c)	<b>DC/15/0942/FUL</b>   Proposed side extension to existing house creating ground floor and maisonette flat. <b>36 Victoria Street Felixstowe</b>
	<b>Committee recommended APPROVAL.</b>

d)	<b>DC/15/1077/FUL</b>   Regularisation of use as two separate houses. <b>26 Lansdowne Road, Felixstowe</b>
	<b>Committee recommended APPROVAL.</b>

e)	<b>DC/15/1008/FUL</b>   Currently 2No. existing temporary storage containers occupy the site which have had previous planning permission which has expired. The proposal intends to re-apply for this expired permission and apply for 1No. additional container to occupy the site directly adjacent to the existing. Additionally a fence would be installed with a lockable gate to prevent access to the storage containers from pupils on site. <b>Felixstowe Academy, High Street, Walton, Felixstowe</b>
	<b>Committee recommended APPROVAL but for a maximum period of 3 years given the temporary nature of the storage containers.</b>

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

f)	<b>DC/15/1004/FUL</b>   Proposed self-contained family annex extension <b>27 Exeter Road Felixstowe</b>
	<b>Committee recommended REFUSAL.</b> <b>The Committee recommends refusal for this application on the grounds that the proposal is entirely disproportionate in terms of the normal concept of an annexe. Committee does not believe therefore that it conforms with either the principle or the detail of Policy DM6. As an absolute minimum we would want a condition attached to any consent that under no circumstances this could eventually become a separate dwelling. The latter would clearly be a cramped and unacceptable form of development.</b>

<b>g)</b>	<b>DC/14/3483/FUL</b>   Erection of a sectional garage (renewal of planning Permission C09/1073). <b>Garages Adjoining 20 Quintons Lane, Felixstowe</b>
	<b>Committee recommended APPROVAL as with the previous consultations on this application.</b>

<b>h)</b>	<b>DC/15/1011/TPO</b>   To reduce Hawthorn tree to front of property by 30%. <b>5 Undercliff Road West, Felixstowe</b>
	<b>Committee recommended APPROVAL</b>

**612. FELIXSTOWE PENINSULA AREA ACTION PLAN**

There were no further items to report on this matter at this time.

**613. CORRESPONDENCE**

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

- a) Highways Act 1980- Suffolk County Council (Footpath 31 and unrecorded footpath at Runnacles Way, Felixstowe) Rail Crossing Extinguishment Order 2015. A letter from Suffolk Legal (Suffolk County Council) informing the Town Council that the above Order had been confirmed. A copy of the Order and plan was attached.**

**614. CLOSURE**

The meeting was closed at 11.10am. The date of the next meeting was noted as being Wednesday 22 April 2015 at 2.00pm at Walton Community Hall.

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

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