

PLANS COMMITTEE MEETING HELD AT FELIXSTOWE TOWN HALL ON WEDNESDAY
9th JULY COMMENCING AT 9.15 a.m.

Present: Councillors Bird, Garfield, Savage, Sennington, Webb and Williams

In the absence of the Chairman and Vice-Chairman Councillor Webb, took the Chair.

Also Present: Nine members of the public.

137. APOLOGIES FOR ABSENCE

There were apologies for absence from Councillors Deacon, Smith and Stokell.

138. DECLARATIONS OF INTEREST

Councillors Bird, Savage and Sennington and Williams declared a Local Non Pecuniary Interest as Members of Suffolk Coastal District Council.

Councillor Savage declared a Local Non Pecuniary Interest on application DC/14/1673/FUL as a Member of the Sea Cadets Committee.

139. TO CONSIDER REQUESTS FOR DISPENSATIONS

No Members had requested a dispensation.

140. MINUTES OF 11th JUNE 2014

The minutes of the meeting held on 11th June 2014 previously circulated to Members were approved, as a true record by those Members present.

141. WEEKLY LISTS FOR PLANS COMMITTEE 9th JULY 2014

C14/1658/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.**

Councillor Williams joined the meeting at this point.

Members discussed the proposal at length and whilst generally welcoming investment in the Town, were concerned about certain aspects of the scheme at this location which, whilst within the defined Town Centre boundary, is very close to nearby residential properties which lie outside this designation. On this basis Members resolved to;

Recommend approval for demolition of the surgery (Class D1) and the change of use to Public House (Class A4) in principle, subject to the following aspects being addressed:

Opening hours: The opening hours are felt to be too long and late into the night. These should be more in line with other licensed premises operating within the town.

External Seating Area: Members were concerned about customers sitting outside the premises next to the High Road West boundary which could lead to disturbance for the residents in this area. It is felt this boundary should be maintained as a quiet frontage and that external socialising is better located on the Hamilton Road frontage.

Noise Attenuation: Members felt that there is potential for general noise disturbance emanating from the proposed use which also includes the operation of plant, potential

to play amplified music etc. Members wish to see an Acoustic Survey conducted to explore issues of potential noise disturbance and any subsequent attenuation.

Boundary Treatment: The submitted plans do not define the proposed boundary treatments within the scheme. Members wish to see adequate and appropriate boundary treatments used especially on the High Road West frontage.

Trees: There are some significant trees existing at the perimeter of the site which have not been adequately referred to in the documentation. The trees offer a valuable addition to the landscape in this part of the town as well as providing some visual screening of the current site. Members wish to see the retention of trees on this boundary and an Arboricultural Report should be commissioned to explore the viability of retention of those existing and/or appropriate replacements

C14/1673/FUL – Change of use from B1 to B8 (self storage). Self Storage Facility with 30 x 20 foot containers for customers to self store. 2.4m Steel Palisade Perimeter Fence. 2 storey modular container office building at entrance footprint 7.2m x 6m with outside steel staircase linking the 2 floors. Internal 2.4m security gates separating the office car park from the storage facility operated by electric keypad at **Former Bridge Works, Bridge Road, Felixstowe.**

Recommend refusal on the grounds that:

The proposed combined use of offices with stated opening hours and the potential for unrestricted access to the B8 storage operation represents an intensification of the use of the site contrary to policy DM12 (Expansion and Intensification of Employment Sites),

The 2 storey container offices building at the highway edge is both visually intrusive to highway users and nearby residents together with the multitude of steel containers and are contrary to policy DM21 (Aesthetics) and DM23 Residential Amenity.

The Plans Committee feels strongly that Suffolk Coastal District Council should consider an Enforcement Action to remove these installations from the site.

Councillor Savage left the meeting at this point.

C14/1697/FUL – Proposed dwelling with access and amenity space on land adjacent Brandeston at **Part side garden, Brandeston, Golf Road, Felixstowe.**

Recommend refusal on the grounds that:

The proposal is in an area to be 'Protected from Development' according to retained Policy AP28.

The use of part of this garden which is currently appropriate to the setting of Brandeston would result in an erosion of the character of the surroundings contrary to NPPF Paragraph 53 and policy DM7 (Infilling and Backland Development within Physical Limits Boundaries).

The materials and design of the proposed development would be inappropriate in this setting and thus contrary to policy DM21 (Aesthetics).

C14/1721/FUL – Replacement of pitched roof to garage at **37 Ferry Road, Felixstowe.**

Recommend approval.

C14/1722/FUL – Change of use from Residential Care Home to single dwelling at **Suffolk Private Retirement Home, 9 Sea Road, Felixstowe.**

Recommend approval.

Due to the existing Use Class of this building, the Plans Committee believes that retained policy AP201(Sea Road Frontages) it is not relevant in this instance and welcomes this planning application for the re-use of this prominent property on the seafront.

C14/1735/FUL – Installation of an external staircase to first floor at **79 Hamilton Road, Felixstowe.**

Recommend approval.

C14/1821/FUL - Demolition of garage and erection of two storey side extension and a single storey front extension at **21 Ataka Road, Felixstowe.**

Recommend approval.

C14/1729/FUL – Internal and external alterations to facilitate refurbishment and shop fit out at **Felixstowe Delivery Office, Post Office, 143 Hamilton Road, Felixstowe.**

Recommend approval.

C14/1901/FUL – Conversion of garage to Dog Grooming Salon (B1 Business Use) at **20 Wentworth Drive, Felixstowe.**

Recommend refusal as contrary to policy DM23 (d) Residential Amenity in relation to noise and disturbance.

C14/1820/FUL – Demolition of garage and porch. Rebuild extension for kitchen and extension to hall at **40 Western Avenue, Felixstowe.**

Recommend approval subject to compliance with guidelines in SPG16 (House Alterations and Extensions) relating to the potential loss of light to neighbouring property at 38 Western Avenue.

C14/1907/FUL – Conversion of existing coach house and part of former garaging to form self-contained single bedroomed residential annexe at **23 Quilter Road, Felixstowe.**

Recommend approval subject to the imposition of a condition limiting occupation to prevent future use as a separate dwelling in line with policy DM6 (iii) (Residential Annexes).

C14/2035/LBC – Removal of redundant and unsafely mounted clock tower bell at **Harvest House, Cobbold Road, Felixstowe.**

Recommend approval.

142. TO CONSIDER PROPOSED UPDATE OF THE EXISTING TELEPHONE BASE STATION AT HIGHWAYS VERGE OPPOSITE 397 HIGH STREET, WALTON, FELIXSTOWE

Members noted the above correspondence from Suffolk Coastal District Council.

143. SUFFOLK ADVISORY PARKING GUIDANCE PAPER FROM SUFFOLK COUNTY COUNCIL

The Committee deferred this item until the next meeting.

144. APPLICATION BY EAST ANGLIA ONE LTD FOR AN ORDER GRANTING DEVELOPMENT CONSENT FOR THE EAST ANGLIA ONE OFFSHORE WINDFARM NOTICE OF THE DECISION BY THE SECRETARY OF STATE

Members noted correspondence from the Director of Major Applications and Plans, for and on behalf of the Secretary of State for Energy and Climate Change concerning the above Secretary of State's decision.

145. NHS ENGLAND – EAST ANGLIA AREA TEAM – AMENDMENT TO THE PHARMACEUTICAL LIST

Members noted correspondence from the Pharmacy and Dispensing Officer, NHS England concern the relocation of the East of England Co-operative Society Pharmacy to 189 Hamilton Road, Felixstowe.

146. APPLICATION NO: DC/14/1644/TCA WORKS TO TREES IN AT 15 PICKETTS ROAD, FELIXSTOWE

Members noted correspondence from the Head of Planning Services, Suffolk Coastal District Council informing Felixstowe Town Council of tree works proposed:

To crown reduce by 1.5-2m and crown lift by 3m 2 no. Copper Beech to reduce excess shading.

147. LAND AT GARRISON LANE/HIGH ROAD WEST JUNCTION

The Mayor requested that Members of the Committee were made aware of complaints from the members of the public about the untidy nature and amount of advertising material placed around the above site. The Committee requested that this matter be referred to the Planning and Enforcement Officer at the District Council once more for their urgent attention.

148. CLOSURE

The meeting closed at 12.35pm.

Date: _____

Chairman: _____