

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE meeting held at Felixstowe Town Hall on Wednesday 12 August 2015 at 9.15am

PRESENT: Cllr A Smith (Chairman)
Cllr S Bird
Cllr D Savage
Cllr S Wiles

OFFICERS: Mrs R Jones (Estates Officer)
Mrs S Morrison (Administrative Assistant)

143. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Gallant, Cllr Jan Garfield, Cllr Jon Garfield, Cllr G Newman** and **Cllr K Williams** and noted from **Cllr N Barber**.

144. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr A Smith Cllr S Bird Cllr D Savage	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)

145. REQUESTS FOR DISPENSATION

There were none.

146. CONFIRMATION OF MINUTES

It was **RESOLVED** that:

The Minutes of the Planning & Environment Committee Meeting held on 29 July 2015 be signed by the Chairman as a true record.

147. 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/15/2660/FUL Erect two storey extension to enlarge hall and bedroom over 4 Grasmere Avenue
Committee recommended APPROVAL.	

b)	DC/15/2364/FUL Installation of external wall insulation on to the front, left, right and rear elevations of the property. 30 Beach Road West Applicant: Mr Patrick Rea
Committee recommended APPROVAL.	

c)	DC/14/3279/FUL Extension off garage and conversion of roof void of garage to form chalet bungalow. 230 High Street Walton Applicant: Mrs Julie Cowan
Committee recommended APPROVAL.	

d)	DC/15/2745/FUL Tyre Storage building Units 4 To 7 Langer Park Industrial Estate Holland Road Applicant: Trinity Tyres Ltd
Committee recommended APPROVAL for this sympathetic design.	

e)	DC/15/2802/FUL Proposal of new shop front and signage scheme. Replacement of existing extraction equipment on roof and new condensers. 55 Undercliff Road West Applicant: Mr Ponniah Ganesh
Committee recommended APPROVAL subject to the extraction units continuing to vent horizontally in a seaward direction thereby minimising any potential odour issues for the nearby residents of South Hill. The application to upgrade the shop frontage is welcome. The Committee also recommended APPROVAL for application DC/15/2803/ADN in relation to the proposed signage.	

f)	DC/15/3026/FUL Proposed single storey infill front extension 16 Sunningdale Drive Applicant: Ms L Sampson
Committee recommended APPROVAL	

g)	DC/15/3128/FUL To extend garage at rear as utility room. Remove roof and first floor bedroom and toilet. and expand first floor accommodation in roof for 3 bedrooms and bathroom all with dormers. 5 Goyfield Avenue Applicant: Mr Christopher Bore
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Committee recommended APPROVAL strictly subject to the removal of the side facing dormer window on rear bedroom 3 as the Committee believe it would be an unacceptably intrusive overlooking of the neighbour's rear garden.

h) DC/15/2588/FUL | To extend at first floor level over front entrance porch. | 7 Buttermere Green
Applicant: Mrs Rosalind Page

Committee recommended APPROVAL.

i) DC/15/2935/FUL & DC/15/2936/LBC | Removal of defective conservatory, although with retention of walls/floor, and erection of replacement sunroom | The Coach House Hamilton Gardens
Applicant: Mr & Mrs R Cordy

The Committee recommended APPROVAL, having considered all aspects of the development and believe it to be an appropriate replacement in relation to this attractive listed building.

j) DC/15/2658/PN3 | Notification for Prior approval for a proposed Change of Use from Offices to Residential dwelling | 3A Constable Road
Applicant: Mrs Elizabeth Davies

The Committee notes the application for prior notice approval for change of use from offices to residential. However, we draw the District Council's attention to the previous use of part of the building as part of a podiatry clinic thereby not being subject to a prior approval process on the ground floor.

k) DC/15/2693/DRC | Discharge of Condition 4 (ventilation and extract equipment) on Planning Permission DC/15/1463/FUL | 51-53 Undercliff Road West
Applicant: Mr Sivapathem Kanesanithy

Noted by the Committee.

l) DC/15/0970/FUL | Installation of external wall thermal insulation | 37 Holland Road
Applicant: Mr Olle Nygren

Committee recommended APPROVAL.

m)	<p>DC/15/2975/FUL Replacement of existing UPVC conservatory with timber framed sunroom Replacement of existing summerhouse with new timber clad summerhouse Construction of new shallow dormer to roof to increase head height in future bathroom Rose Cottage, The Ferry Applicant: Ms Vicky Thornton</p>
<p>The Committee recommends REFUSAL – the Committee has no concerns about the various aspects of the application other than the significant overlooking of the nearby properties and curtilages from the proposed balcony which the Committee believes is unacceptable and must recommend Refusal in the absence of any alterations to obviate that issue.</p>	

n)	<p>DC/15/3046/FUL Demolish conservatory and erect extension on side of house for lounge 12 Sudbourne Road Applicant: Mr Peter Whitehart</p>
<p>Committee recommended APPROVAL</p>	

o)	<p>DC/15/2887/FUL Proposed new dwelling to side of existing flats 18 Beatrice Avenue Applicant: Mr & Mrs D Kemble-Taylor</p>
<p>Committee recommended REFUSAL on the basis that:</p> <p>a) Beatrice Avenue has distinctive architecture and we believe the proposed development is contrary to Policies SP15 Landscape and Townscape and DM21 in that it does not sit comfortably in the distinctive and attractive street scene of Beatrice Avenue, a gateway to the town. The proposed extension is cramped in form and would damage the architectural balance of the existing purpose-built design forming the two maisonettes.</p> <p>b) It would be an unacceptable loss of residential amenity to both the existing maisonettes at ground and first floor levels by virtue of loss of light and also by an overbearing presence in respect of the limited curtilage of the No 22 Beatrice Avenue.</p> <p>c) We believe the very narrow access way to the proposed unit which appears to scale at some 750mm is inadequate both in terms of safe access and egress, disabled access and the ability to move large pieces of furniture and equipment.</p>	

p)	DC/15/2934/TCA To fell 3no. pollarded Limes on Orwell Road frontage Flat 1 89 Princes Road Applicant: Mr Rob Cracknell
Committee recommended APPROVAL subject to all work taking place under the supervision of the District Council's Arboricultural Officer. We do not believe these trees make a material contribution to the Conservation Area.	

148. PLANNING DECISIONS

Committee NOTED the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda.

149. FELIXSTOWE PENINSULA AREA ACTION PLAN

The Committee received a brief report from the Chairman about the recent meeting. Members were advised to contact the Planning Officer at the District Council directly if they wanted to make further comments on the draft Area Action Plan document.

150. CORRESPONDENCE

None.

151. CLOSURE

The meeting was closed at 11.45pm. The date of the next meeting was noted as being Wednesday 26 August 2015 at the earlier time of 9am at Felixstowe Town Hall.

Date: _____

Chairman: _____