

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 16 December 2015** at **9.15am**

PRESENT: Cllr A Smith (Chairman) Cllr G Newman
 Cllr S Bird Cllr D Savage
 Cllr S Gallant Cllr S Wiles
 Cllr Jan Garfield Cllr K Williams
 Cllr Jon Garfield

OFFICERS: Mr A Tadjrishi (Town Clerk)
 Mrs R Jones (Estates Officer)

IN ATTENDANCE: Cllr P Coleman

360. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber**.

361. DECLARATIONS OF INTEREST

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

362. REQUESTS FOR DISPENSATION

There were none.

363. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 2 December 2015** be signed by the **Chairman** as a true record.

364. 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	<p>DC/15/4581/FUL Apartment Building Including Garaging and Cycle Store The Bartlet Undercliff Road East</p> <p>Committee recommended APPROVAL. Committee considered this second application for the proposed apartment building and saw no reason to change its view from that submitted previously at its meeting of 1 July 2015:</p> <p><i>Committee recommended APPROVAL. Committee welcomed the design of the proposed new building which was sympathetic to the adjacent annex building and Bartlet complex and noted that the additional dwellings would not lead to any overall loss of parking across the site.</i></p> <p>Members carefully considered the reasons for refusal determined by the SCDC Planning Committee.</p> <p>In regard to reason 1; Committee contests the view that the new building, to any significant degree, would “encroach upon and erode the open setting of this Grade II_ listed building, to the detriment of its intrinsic character and significance”. Committee considers that the position towards the rear of the site, partially hidden by the sloping contour and some 18m away from the Bartlet, would present a minimal change to the setting, beyond that already incurred by the development as a whole. Furthermore, it is a very much greater separation than that already in place at the northern end of the development, again reducing the significance or scale of the visual effect.</p> <p>Overall, the Committee strongly held the view that the site as a whole, incorporating the proposed building, provides a sympathetic, harmonious design, balancing the overall view and enhancing the street scene as a very high quality combination of the modern and heritage elements of the development.</p> <p>In regards to reason 2; Committee noted and welcomed the contribution to affordable housing which was now being proposed in line with Policy DM2.</p>
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b	<p>DC/15/2766/FUL Change of use from shop to dwelling. The unused shop is part of existing dwelling. 18 Manning Road</p> <p>Committee noted the additional hand-drawn layout plans and saw no reason to change its original comments, submitted on 9 September 2015:</p> <p><i>Committee carefully considered the application and had no objections to the change of use, subject to the applicant having demonstrated that the requirements of policy DM10 (Protection of Employment Sites) have been met; and, any future development of the site to be sympathetic to its setting within the Conservation Area.</i></p>
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c	DC/15/4747/FUL To demolish kitchen extension and extend single storey to rear for sunroom and toilet 29 Church Lane
Committee recommended APPROVAL.	
d	DC/15/4666/FUL Change of use from tea room to A3 restaurant and A5 take-away. 5 Orwell Road
Committee recommended APPROVAL, subject to the applicant complying with the recommendations of the Environmental Health Officers with regards to ventilation and filtration equipment.	
e	DC/15/4789/FUL Garage to side of house 12 Beatrice Avenue
<p>Committee recommended REFUSAL. The combination of the length and roof design of this proposed extension would result in the unacceptable loss of daylight and general amenity due to its proximity to the habitable rooms of the neighbouring property which, being north-facing, already suffers from limited light. The relevance of this as emphasised by the neighbouring property's comment that they have felt it necessary to enlarge the windows to this elevation in response to previous extensions. Committee therefore consider this application to be in contravention of policies DM23(b)(c) and (e). Furthermore, Committee considers that the height of the roof line to be in contravention of policy DM21 where it relates to design aesthetics.</p>	

365. 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 the agenda for this meeting.

366. CORRESPONDENCE

Committee NOTED that there was a consultation event being held at Felixstowe International College today from 3pm-6.30pm. This was in advance of an application being submitted to SCDC for an accommodation block on the college site.

367. CLOSURE

The meeting was closed at 10.30am. The date of the next meeting was noted as being Wednesday 13 January 2016, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____