

**MINUTES** of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 24 February 2016** at **9.15am**

**PRESENT:** Cllr Jon Garfield (Vice-Chairman) Cllr G Newman  
Cllr S Bird Cllr D Savage  
Cllr S Gallant Cllr S Wiles  
Cllr Jan Garfield

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

**In the absence of the Chairman, Vice-Chairman Cllr Jon Garfield in the chair.**

**452. APOLOGIES FOR ABSENCE**

Apologies for absence were received from the Chairman, **Cllr A Smith, Cllr N Barber** and **Cllr K Williams**.

**453. DECLARATIONS OF INTEREST**

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

**454. REQUESTS FOR DISPENSATION**

There were none.

**455. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 10 February 2016** be signed by the **Vice-Chairman** as a true record.

**456. 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/16/0343/FUL   Rear porch   Cranmer House Maybush Lane</b>
<p><b>Committee recommended REFUSAL. Committee noted that an application for Listed Buildings Consent has not been received. Committee believes that the proposals are contrary to the following policies:</b></p> <ul style="list-style-type: none"> <li><b>i. AP1. The proposed structure neither preserves nor enhances the setting of this building in the conservation area.</b></li> <li><b>ii. AP28: The proposal contravenes the policy regarding this area which is to be Protected from Development.</b></li> <li><b>iii. DM21: The design is not in keeping with the character of Cranmer House.</b></li> <li><b>iv. DM23: If approved, the height and scale of this porch will be injurious to the property at number 4 in terms of potential loss of light through the adjacent main living room window.</b></li> </ul>	
b	<p><b>DC/16/0431/FUL / Change of use and refurbishment of the Buregate Public House to accommodate 6 residential units with associated parking and landscape works</b>  <b>Former The Buregate Public House Sea Road</b></p>
<p><b>Committee recommended APPROVAL. Committee carefully considered adopted policy AP201 and policy FPP21 in the emerging Felixstowe Area Action Plan in the context of how these applied to this site. However, it was noted that the property had been vacant for over a year and, despite being marketed for potential commercial uses, no such interest had been shown. Committee request that SCDC consider the comments from Suffolk County Highways and, with public parking available nearby, whether the proposals conform to adopted parking standards under DM19. Committee noted the submitted Flood Risk Assessment and that the proposals provide a means of refuge via the internal staircase.</b></p>	
c	<p><b>DC/16/0274/VOC   Application to vary Condition 2 of DC/15/3122/FUL to allow the client to revise the layout to create a stand-alone entrance to each flat.   4 Manning Road</b></p>
<p><b>Committee recommended APPROVAL for the variation of Condition 2 of DC/15/3122/FUL to allow the creation of a stand-alone entrance to each flat. However, Committee noted that the fenestration which has been installed to the front elevation is not in accordance with the approved planning consent. Committee considers the current treatment to be hideous and totally out of keeping with the neighbouring properties in the Conservation Area. Committee requests that this be referred to Suffolk Coastal District Council’s Senior Design and Conservation Officer for action.</b></p>	

<b>d</b>	<b>DC/16/0301/FUL</b>   To extend the current vehicle repair and maintenance yard by extending the existing vehicle hardstanding to the property boundary of the adjacent plot.   <b>Walton Avenue</b>
<b>Committee recommended APPROVAL.</b>	
<b>e</b>	<b>DC/16/0375/FUL</b>   Single storey extension to rear of property for additional bedroom and sanitary facilities.   <b>191 High Street Walton</b>
<p><b>Committee recommended REFUSAL. Committee noted the changes in this application to those in previous application DC/15/3861/FUL, however, Committee’s view remains the same as previously expressed:</b></p> <p><i>Committee recommended REFUSAL as the proposals, if approved, would lead to overdevelopment of a very narrow site and loss of residential amenity to the neighbouring properties contrary to policy DM23.</i></p>	
<b>f</b>	<b>DC/16/0347/FUL</b>   Single Storey Extension (Amendment of Approved Scheme DC/14/1240/FUL   <b>Ridley House Maybush Lane</b>
<b>Committee recommended APPROVAL.</b>	

**457. 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.

**458. CORRESPONDENCE**

**RESOLVED** that following items of correspondence be noted:

- i. Notification about a proposed development for Land North of Walton High Street;**
- ii. Confirmation that unauthorised activities at the Beach Station Road site had ceased, following a stop notice from SCDC;**
- iii. Correspondence from mobile mast operator with an interest in installing a mobile mast at a council owned site. Members recommended that Assets & Services Committee consider this matter and undertake to consult with any neighbouring residents.**

**459. CLOSURE**

The meeting was closed at 11.45am. The date of the next meeting was noted as being Wednesday 9 March 2016, 9.15am at Felixstowe Town Hall.

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

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