

**MINUTES of the PLANNING & ENVIRONMENT COMMITTEE meeting held at Felixstowe Town Hall on Wednesday 4 November 2015 at 9.15am**

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

**OFFICERS:** Mr A Tadjrishi (Town Clerk)

**296. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr N Barber** and **Cllr S Gallant**.

**297. DECLARATIONS OF INTEREST**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr S Bird 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)

**298. REQUESTS FOR DISPENSATION**

There were none.

**299. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 21 October 2015 be signed by the Chairman as a true record.

**300. 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:

<b>a)</b>	<b>DC/15/3861/FUL</b>   Proposed single storey extension to rear of property. <b>191 High Street Walton</b>
<b>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.</b>	

b)	<b>DC/15/3879/FUL</b>   Erection of store building off garage. <b>2 Vicarage Road</b>
<b>Committee recommended APPROVAL.</b>	
c)	<b>DC/15/3833/FUL</b>   Single and Two storey rear extension <b>11A Looe Road</b>
<b>Committee recommended APPROVAL</b>	
d)	<b>DC/15/4124/FUL</b>   Erection of detached chalet bungalow with three bedrooms   <b>51 Westmorland Road</b>
<b>Committee recommended APPROVAL.</b>	
e)	<b>DC/15/4185/FUL</b>   To erect dormers to front and rear facade of bungalow. <b>42 Haven Close</b>
<b>Committee recommended APPROVAL.</b>	
f)	<b>DC/15/3951/ADI</b>   Building mounted, illuminated corporate signage to East elevation, as indicated on drawing no. 7439/P05.   <b>Volvo Truck And Bus Bryon Avenue The Docks</b>
<b>Committee recommended APPROVAL.</b>	
g)	<b>DC/15/3839/FUL</b>   Installation of TV aerial at the property <b>70 Hamilton Road</b>
<b>Committee recommended APPROVAL.</b>	
h)	<b>DC/15/4221/OUT</b>   Outline application for one dwelling on part gardens fronting St Georges Road   <b>15 Cliff Road</b>
<b>Committee recommended APPROVAL.</b>	
i)	<b>DC/15/3897/TCA</b>   To carry out tree management to land behind Nos.107 and 109. Specifically to fell 1no Sycamore and 1 no. Ash (dying) undermining adjacent walls, to pollard 3 Sycamores to 4-5m height in lower garden, to coppice and recoppice existing elm on cliff. Notification also includes other minor remedial tree management works as required for a period of 2 years from date of notification. <b>Land To Rear Of 107 And 109 Undercliff Road West</b>
<b>Committee had no objections to this notification.</b>	

j	<b>DC/15/3760/TPO   To fell Lime tree on Queens Road frontage of Cardinals Court   Cardinals Court Queens Road</b>
<b>In the absence of any supporting information giving reason for the need to fell this tree, Committee has no option other than to recommend REFUSAL at this time.</b>	

### 301. FELIXSTOWE PENINSULA AREA ACTION PLAN

Committee considered the Felixstowe Peninsula Area Action Plan Preferred Options document and made the following comments:

<b>Document Reference</b>	<b>Felixstowe Town Council Comment</b>
Page 13, Para. 2.02	We recommend adding the following to the end of the final sentence of this paragraph: “, as required by the July 2013 Local Plan.”
Page 24, FPP3	Remove “(for residents and visitors)” from the bottom bullet relating to appropriate parking provision.
Page 26, Para. 3.30	This paragraph has been reduced in scope from an earlier draft and no longer references the unique location this site holds as a gateway to Felixstowe. It is vital that the policy ensures that any proposals for development of this site include appropriate consideration for this gateway and the statement this makes to those arriving to Felixstowe by road.
Page 27, FPP4	Remove “and Candlet Road” from the first bullet point. Any business units for this site should be restricted to the land adjacent to the A14 Dock Spur only.
Page 27, Title of 3.39	The title should read “ <b>Land</b> ” rather than “Lane” and include Swallow Close.
Page 29, FPP5	Please include Swallow Close and refer to this site as the “ <b>Land north of Conway Close and Swallow Close</b> ” throughout.
Page 49, Para. 5.06	Given the latest available information on these sites, this paragraph should be removed.
Page 50, Inset Map	The secondary shopping frontage should continue along Bent Hill on both sides of the road. It should also include the frontage of Trinity Methodist Church on Hamilton Road for consistency. Likewise the primary shopping area shaded in green should include this same section.
Page 51, Para. 5.10	Sentence should end “other <b>than</b> town centre uses”.

<p>Page 51, Para. 5.12</p>	<p>Please amend the final two sentences to read as follows: “The scheme was not <del>introduced</del> <b>completed</b> between Orwell Road and Bent Hill and the AAP will seek to encourage the continuation of the Shared Space along Hamilton Road. The <del>extension</del> <b>completion</b> of this scheme within the town centre boundary will provide a continuous link between Hamilton Road and Bent Hill and reinforce the connections between the town centre and the sea front.”</p>
<p>Page 54, FPP15</p>	<p>Please amend the first paragraph to read “Any change of use proposals in this area <del>will be expected</del> <b>should seek</b> to retain <b>a high proportion of</b> retail activity.”</p>
<p>Page 68, FPP21</p>	<p>Correction: “The provision of beach huts will be limited to those which currently exist. Any increased provision will be directed towards other parts of the sea front (namely Felixstowe Ferry Golf Club to Cobbolds Point Preferred Policy FPP19) as appropriate.”</p>
<p>Page 74, FPP24</p>	<p>The policy should open with the following opening sentence:  <b>“The need to strengthen Felixstowe as a seaside destination is recognised.”</b></p> <p>The next sentence should read: “Holiday accommodation will be <b>encouraged and</b> supported”</p>
<p>Page 82, FP27</p>	<p>This should be titled FPP27 rather than FP27.</p> <p>Please revise the first line of text to read “<b>Spa</b> Gardens and Town Hall Gardens”.</p>
<p>Appendix 7:Felixstowe, Trimley St. Mary &amp; Trimley St. Martin Inset Map.</p>	<p>The Physical Limits boundary in regard to the seaward boundary should be drawn as in the 2001 Local Plan map – i.e disappear in to the sea rather than be drawn along the low water mark.</p> <p>The dotted blue line denoting Proposed Tourism Areas is misleading and these areas should be marked out to define the landward extent and total area covered by those corresponding policies. Landguard peninsula should also be encapsulated whereas the line appears to end at Landguard point. As above, the lines between the areas should simply stop at the sea. The extensions of those lines into the sea can be wrongly interpreted as representing a policy as applying to an element of the sea.</p> <p>The port area should be included within the Physical Limits boundary as is the case in the 2001 Local Plan map. The Physical Limits boundary in the Manor End area should include the caravan parks and Custom House, terminating at the boundary of Landguard Common.</p>

	The colouring of some of the designations on the main map are confusingly similar, notably those for the Proposed District Centre, the District Centre boundary and the revised Physical Limits boundary. Also, the use of very heavy lines at the scale of the main map is unhelpful.
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**It was RESOLVED that the Town Council should be recommended to welcome and endorse the Felixstowe Peninsula Area Action Plan Preferred Options, subject to the comments above.**

**302. 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.**

**303. CORRESPONDENCE**

The Clerk updated Members following his attendance at a briefing session held by SCDC on 30<sup>th</sup> October on changes to the Suffolk Coastal District Council Scheme of Delegation where it relates to the determination of planning applications.

Committee was advised of the new referral process by which applications may be considered by the District Council’s Planning Committee.

It was agreed that, should the Clerk receive notification from the District Council that an application would be subject to the referral process and no reason given for why the planning officer has a view contrary to that of the Town Council’s Planning Committee, the Clerk should submit a referral on the basis of Committee’s original comment to the application.

**RESOLVED that the process by which planning applications will be considered by Suffolk Coastal District Council be noted.**

**304. CLOSURE**

The meeting was closed at 12.23pm. The date of the next meeting was noted as being Wednesday 18 November 2015, 9.15am at Felixstowe Town Hall.

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

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