



9 am to 4 pm Mondays to Fridays

## TO ALL MEMBERS OF THE PLANS COMMITTEE

Cllr A Smith (Chairman)	Cllr M Deacon	Cllr J Sennington
Cllr M Stokell (Vice Chairman)	Cllr Jon Garfield	Cllr C Webb
Cllr G Newman (Town Mayor ex officio)	Cllr M Morris	Cllr K Williams
Cllr S Bird	Cllr D Savage	

You are hereby summoned to attend a meeting of the **PLANS COMMITTEE** to be held at the **Town Hall, Felixstowe** on **Wednesday 11 February 2015** at **9.15am** for the transaction of the following business:

### A G E N D A

**1. Apologies**

To receive any apologies for absence.

**2. Declarations of Interest**

*Members and Officers are invited to make any declarations of interests that they may have in relation to items on the agenda and are reminded to make any declarations at any stage during the meeting if it then becomes apparent that this may be required when a particular item or issue is considered.*

**3. Requests for Dispensation**

*To consider any dispensation requests received from Councillors with a pecuniary interest in an item on this agenda who wish to remain, speak and/or vote at consideration of that item. Councillors are advised to submit any dispensation request in writing to the Town Clerk prior to the meeting.*

**4. Minutes of the Previous Meeting**

To confirm the minutes of the meeting held on 28 January 2015 as a true record.

**(Pages 3-5)**

**5. Planning Applications**

To consider the following planning applications received since the last meeting:

- a) **DC/15/0045/FUL** | Proposed side extension to existing house creating ground floor and maisonette flat at **36 Victoria Street , Felixstowe**
- b) **DC/15/0054/FUL** | Single storey rear extension at **8 Ferry Road, Felixstowe.**
- c) **DC/15/0092/FUL** | Erection of a single storey extension to existing bungalow and formation of bedroom in loft space at **20 Picketts Road, Felixstowe.**
- d) **DC/15/0160/FUL** | Erection of 2m high boundary fence to front of site. Alterations of existing crown roof to garage to gabled roof. Replacement

of flat/glazed roof to side parts with monopitched tiled roof at **17 Cliff Road, Felixstowe.**

- e) **DC/15/0166/FUL**| Alterations to storage units including remodelling. First floor extension to create two self-contained flats at **Land rear of 66 Hamilton Road, Felnor Walk, Felixstowe.**
- f) **DC/15/0190/FUL**| Two storey rear and side extension and alterations at **26 Beatrice Avenue, Felixstowe.**
- g) **DC/15/0250/FUL**| To erect front entrance porch and widen driveway at **109 Garrison Lane, Felixstowe.**
- h) **DC/15/0255/TCA**| To fell 1 no flowering Cherry on side boundary at **45 Bath Road, Felixstowe.**

**6. Felixstowe Peninsula Area Action Plan**

To consider any update on matters relating to the Felixstowe Peninsular Area Action Plan.

**7. Adastral Close – Orwell Housing Association**

To note pre-application correspondence received from Orwell Housing Association on their plans to increase by 13 the number of affordable housing, rented units on land owned by the association at Adastral Close.

**8. Correspondence**

To note any other information relevant to this Committee.

**9. Closure**

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 25 February 2015, 9.15am.



**Ash Tadjrishi**  
**Town Clerk**  
**4 February 2015**

For information (via email): All Town Councillors.

## **AGENDA ITEM 4: MINUTES OF PREVIOUS MEETING**

**MINUTES** of the **PLANS COMMITTEE** meeting held at Felixstowe Town Hall on  
**Wednesday 28 January 2015 at 9.15am**

**PRESENT:** Cllr A Smith (Chairman)                      Cllr D Savage (Deputy Mayor)  
                  Cllr S Bird                                              Cllr Jon Garfield  
                  Cllr M Morris                                              Cllr J Sennington

**OFFICERS:** Mrs R Jones (Estates Officer)

**IN ATTENDANCE:** One member of the public

### **461. APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr M Deacon, Cllr M Stokell, Cllr C Webb and Cllr K Williams.

### **462. DECLARATIONS OF COUNCILLORS' INTERESTS**

The following declarations of Councillors' interests were made:

<b>Member</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr S Bird	465	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr M Morris	465	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr D Savage	465	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr J Sennington	465	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr A Smith	465	Local Non-Pecuniary (Suffolk Coastal District Council Member)

### **463. REQUESTS FOR DISPENSATIONS**

There were none.

### **464. MINUTES OF THE PREVIOUS MEETING**

It was **RESOLVED** that:

**The Minutes of the Plans Committee Meeting held on 14 January 2015 be signed by the Chairman as a true record.**

#### **465. 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/14/4250/FUL</b>   Alteration of existing conservatory to sun room including replacement to solid insulated roof and upgraded doors and windows and insertion of roof light and structural and other alterations <b>12 Manwick Road, Felixstowe.</b>
<b>Committee recommended approval</b>	

#### **466. HUTCHISON PORTS (UK) S106 AGREEMENT VARIATION REQUEST**

Members considered correspondence and documentation from HPUK addressed to the Planning Officer at Suffolk Coastal District Council requesting the variation of the S106 Agreement attached to planning consents C03/2000 and C07/2350.

It was noted that this principally concerned the requirement to provide Remote Rail Works prior to the start of Phase 2 of the Felixstowe South Reconfiguration Works. The required variation concerned the description of those Remote Rail Works as some of Network Rail’s own recent improvements had superseded some of those items listed.

Members requested that Felixstowe Travelwatch be advised of this matter.

**It was RESOLVED that approval for the variation request be recommended to SCDC.**

#### **467. DEPARTMENT OF COMMUNITIES AND LOCAL GOVERNMENT (DCLG) REVISION TO PLANNING OBLIGATIONS**

Members considered a statement by the Minister of State, Department of Communities and Local Government, Brandon Lewis (issued 28 November 2014) concerning the revision to the Planning Policy Guidance (PPG) for Planning Obligations (Section 106 obligations). The statement confirmed that National policy would state “for sites of 10 units or less and which have a combined gross floor space of 1000m<sup>2</sup>, affordable housing and tariff system contributions should not be sought”.

There were some exceptions to this threshold, notably in special designation areas and on exception sites.

Members also considered a report which was submitted to Suffolk Coastal District Council’s Development Management Committee on Wednesday 14

January 2015 on this topic outlining the details and highlighting the effect this would have on Core Strategy and Development Management policies DM2 concerning the delivery of affordable housing and the effect that loss of tariff contributions would have on matters such as Outdoor Play space contributions (currently dealt with under SPG15 guidance).

**It was RESOLVED that the Town Clerk and Estates Officer, together with the Chairman of Plans Committee, write to the Minister of State expressing the Committee's concern in the strongest possible terms about the detrimental effect this could have on the provision of affordable housing and community facilities.**

**468. FELIXSTOWE PENINSULA AREA ACTION PLAN**

Committee noted the update report on this item and were advised that Members appointed to the Felixstowe Peninsula AAP Working Party were due to begin working on a draft response to the consultation subsequent to the meeting.

It was noted that there would be an Extraordinary Council Meeting on 4 March 2015 to consider the Town Council's response.

**469. CORRESPONDENCE**

Highways Act - Suffolk County Council (Footpath 31 and Unrecorded Footpath at Runnacles Way, Felixstowe) Rail Crossing Extinguishment Order 2014

**Members noted this information**

**470. CLOSURE**

The meeting was closed at 9.55am. The date of the next meeting was noted as being Wednesday 11 February 2015 at 9.15am.

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

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