



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 12th November 2014** 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. To Consider and Dispensations for Councillors with a Pecuniary Interest

Any Councillor with a pecuniary interest on an item on this agenda who wishes to be granted a dispensation to remain, speak and/or vote at consideration of that item, should apply for a dispensation in writing to the proper officer of the Town Council as soon as possible before the meeting. Applications may also be considered at the meeting itself.

4. Minutes of the Previous Meeting

To confirm the minutes of the meeting held on 29 October 2014 as a true record.

(Pages 3-7)

5. Community Infrastructure Levy – Draft Charging Schedule Consultation

To consider and decide any response to Suffolk Coastal District Council's proposed draft charging schedule for the Community Infrastructure Levy (CIL).

(Page 8)

6. Correspondence

To note any information relevant to this Committee, including:

- a) Felixstowe Peninsula Area Action Plan update.** To note the Town Council Members appointed to the Area Action Plan Working Group as being: Cllr Jan Garfield, Cllr J Sennington, Cllr S Bird, Cllr M Morris and the Town Clerk.

7. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 26 November 2014, 9.15am.

A handwritten signature in black ink, appearing to read 'A. Tadjrishi', with a large, stylized initial 'A'.

**Ash Tadjrishi
Town Clerk
7 November 2014**

For information (via email): All Town Councillors.

**MINUTES of the PLANS COMMITTEE meeting held at Felixstowe Town Hall on
Wednesday 29 October 2014 at 9am**

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

OFFICERS: Mr A Tadjrishi (Town Clerk)
 Mrs R Jones (Technical Advisor)

IN ATTENDANCE: One member of the Press, 4 members of the Public.

335. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mike Deacon, Cllr Jon Garfield, Cllr C Webb and Cllr K Williams.

Cllr D Savage and Cllr J Sennington gave apologies in advance of leaving the meeting at 10.45am to attend to other business.

336. DECLARATIONS OF COUNCILLORS' INTERESTS

The following declarations of Councillors' interests were made:

Member	Minute No.	Nature of Interest
Cllr A Smith	339	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr S Bird	339	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr D Savage	339	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr M Morris	339	Local Non-Pecuniary (Suffolk Coastal District Council Member)

337. REQUESTS FOR DISPENSATIONS

There were none.

338. MINUTES OF THE PREVIOUS MEETING

It was RESOLVED that:

The Minutes of the Plans Committee Meeting held on 15th October 2014 be signed by the Chairman as a true record.

339. 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/14/2898/FUL Demolition of existing Doctors Surgery (Class D1) and erect public house (Class A4). New 2 storey Public House for JD Wetherspoon Central Surgery, 201 Hamilton Road, Felixstowe Suffolk</p>
<p>Committee recommended REFUSAL.</p> <p>Whilst Committee retain the view that there is no objection in principle to a public house on this site, refusal of this application is recommended on the following grounds:</p> <ul style="list-style-type: none">The design proposed with its main public orientation to Hamilton Road to the east and aspects to the north in close proximity to the houses opposite will cause unacceptable consequential effects to public amenity and disturbance to neighbouring residents. <p>Should the public face of this building be reoriented to the south on Great Eastern Square this would be a significantly improved urban design which would enhance Great Eastern Square as a public amenity space, allowing for a design and layout which could support appropriate acoustic and visual measures to protect the amenity of nearby residents and Fairfield Infants School.</p> <p>The primary concern of the Committee, with regard to this site, is to protect the amenity of residents and Fairfield Infants School to the north on High Road West. In this context, there should be no customer access to the north elevation of the site. This application does not address those concerns. In any event, the boundary treatment, particularly to the north, in conjunction with any design proposal must be adequate to sufficiently protect the visual and acoustic intrusion to neighbouring residents.</p> <p>Furthermore, Committee notes that there are a range of significant inconsistencies and inadequacies in the application as presented, which render it unacceptable in its current form, namely:</p> <ul style="list-style-type: none">Committee noted that vehicle access, on which the design fundamentally depends, is not shown on the site plan as being part of the application site or apparently in the ownership of the applicant.	

- **Design and Access Statement appears to refer to a previous application and is not consistent with the plans presented.**
- **Windows to the western end of the north elevation are shown in some drawings but do not appear on others.**
- **Although a delineation is indicated on the plan, no physical boundary structure is described between the seating area to the east and grassed area to the north, therefore permitting and/or encouraging customer access to this area which in itself has been highlighted as potentially problematic.**
- **No opening hours have been entered on this application form.**

With regard to potential noise disturbance, the Town Council would like to see a full acoustic survey of every aspect of the building, not limited to noise associated with plant equipment.

b)	<p>DC/14/3242/FUL Change of use and external alterations of part of the Petrol filling station and car sales/accessories shop with associated car maintenance workshop and car wash site to create an auto centre within use Class B2 for the carrying out of the business of vehicle repair, MOT testing, servicing and associated operations (including the sale of tyres, brakes, clutches, batteries and exhausts as well as ancillary vehicle washing, valeting and detailing operations, external alterations and ancillary works)</p> <p>7 High Road West, Felixstowe Suffolk</p>
<p>Committee recommended APPROVAL in principle. Committee was concerned that a change to a category B2 use could result in an industrial use for this site in future, inappropriate to this town centre location. Committee therefore request that the use be conditional and limited to the purposes described in the application only.</p>	

It being 10.45am, Cllr D Savage and Cllr J Sennington left the meeting at this point.

c)	<p>DC/14/3012/OUT Erection of one bedroom detached affordable bungalow on garden areas of numbers 15 and 17 Holbrook Crescent.</p> <p>15 and 17 Holbrook Crescent, Felixstowe Suffolk</p>
<p>Committee recommended REFUSAL. Committee considered this</p>	

be an overdevelopment of the site leading to fundamentally inadequate amenity for the proposed dwelling, contrary to policy DM7.

d)	DC/14/3192/LBC General alterations including replacement windows & internal works Old Hall Farm House, 67 High Road East, Felixstowe Suffolk
Committee recommended APPROVAL.	

e)	DC/14/3180/FUL Proposed first floor extension for additional family bedroom & bathroom 23 Fleetwood Road, Felixstowe Suffolk
Committee recommended APPROVAL subject to any potential overshadowing of the neighbouring property to be considered in line with the relevant guidance criteria for SPG16.	

f)	DC/14/3326/FUL Construction of stand-alone single storey public toilet block facility comprising 4 no. toilet cubicles and 1 no. disabled cubicle and 1 no. changing places cubicle together with external showering recess Proposed Public Convenience, Manor Terrace, Felixstowe Suffolk
Committee recommended APPROVAL.	

g)	DC/14/3292/TCA 1 no. Sycamore to be pollard. 1 no Lime to be pollard, both trees on car park boundary. 1 no. Sycamore tree in front garden to be felled. 7 Undercliff Road West, Felixstowe Suffolk
Committee recommended APPROVAL provided all work is carried out under the guidance of the District Council's Arboricultural Officer.	

340. CORRESPONDENCE

It was RESOLVED that the following correspondence be noted as received:

a) World of Planning Event

Monday 24th November at 6.40pm for 7pm start at SCDC, Council Chamber, Melton.

b) Felixstowe Peninsula Area Action Plan briefing (AAP)

Felixstowe Town Hall, Wednesday 5 November 2014, 6pm.

341. CLOSURE

The meeting was closed at 11.15am. The date of the next meeting was confirmed as being Wednesday 12th November at 9.15am.

Date: _____

Chairman: _____

AGENDA ITEM 5: COMMUNITY INFRASTRUCTURE LEVY – DRAFT CHARGING SCHEDULE CONSULTATION

The Community Infrastructure Levy (CIL) is a new standard charge which local authorities in England and Wales can charge on most types of new development in their area. Funds collected through CIL will be used to help fund infrastructure needed to support the development planned in the Core Strategy.

Earlier in 2014, the Suffolk Coastal District Council published the Preliminary Draft Charging Schedule which was the first stage of public consultation on the CIL project within Suffolk Coastal.

The Draft Charging Schedule is the second round of public consultation and outlines a range of charges and different zones across the district that are considered to be appropriate based on viability and infrastructure evidence as well as the representations received previously.

Most new developments have an impact on the need for infrastructure, services and facilities and therefore developers are required to help fund the infrastructure that is needed to make their development acceptable and sustainable. The Draft Charging Schedule provides a clear range of charges which are non-negotiable and charged on per square metre of new floor space created.

Following this public consultation, the District Council is seeking to submit the Draft Charging Schedule, supporting documents and representations to an independent examiner before the end of 2014 with subsequent examination expected in 2015. The District Council envisages that the CIL Charging Schedule will be brought into effect across the district by April 2015 to accord with Government regulations.

Details of the Draft Charging Schedule consultation document, which was sent to all Town Council Members via email on 6 October, can be found on the SCDC website here: www.suffolkcoastal.gov.uk/planning/cil and is included in **Appendix A**.

The deadline for responses to the consultation via the representation form at **Appendix B** is 5pm on Monday 17 November 2014

Committee is requested to consider and decide any response to the CIL draft charging schedule consultation.