



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 **Walton Community Hall, Walton, Felixstowe** on **Wednesday 22 April 2015** at **2pm** 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 8 April 2015 as a true record.

(Pages 3-6)

5. Planning Applications

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

- a) **DC/15/1128/OUT** | Application for outline planning permission for up to 560 dwellings, including a Local Community Centre, a 60 bedroom extra Care Home and 50 assisted Assisted Living Units, 2 small Business Units and open space provision with associated Infrastructure. **Land at Candlet Road, Felixstowe**
- b) **DC/15/0924/FUL** | Proposed 3 bedroom detached dwelling on land adjacent 20 Rosebery Road. **20 Rosebery Road, Felixstowe.**
- c) **DC/15/1276/FUL** | Demolish flat roofed utility room. Erect pitched roof larger utility room with toilet. **14 Glenfield Avenue, Felixstowe**

- d) **DC/15/1196/FUL** | Replacement of dwelling. **Spindrift, The Ferry, Felixstowe.**
- e) **DC/15/1106/CLE** | Application for a lawful certificate for an existing use or operation or activity including those in breach of a planning condition. Proposed alterations and extension. **104 Maidstone Road, Felixstowe**
- f) **DC/15/1249/FUL** | To turn redundant shop into a one bedroom flat. **4 Manning Road, Felixstowe**
- g) **DC/15/1088/OUT** | New dwelling using existing access **Part side garden, 51 Westmorland Road, Felixstowe**
- h) **DC/15/0957/FUL** | Replacement UPVC (white) windows, doors and conservatory. (Conservatory – to be built on existing basework.) Windows and doors – sizes and styles staying the same. **3 College Green, Felixstowe**
- i) **DC/15/0859/TPO** | To reduce Yew tree by up to 30%. **The Gate House, Maybush Lane, Felixstowe**

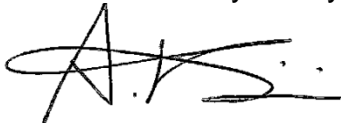
6. Felixstowe Peninsula Area Action Plan

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

7. Correspondence

8. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 6 May 2015, 9.15am at Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
15 April 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 8 April 2015 at 9.15am

PRESENT: Cllr A. Smith (Chairman) Cllr M. Deacon
 Cllr S Bird Cllr Jon Garfield
 Cllr M Morris Cllr J Sennington

OFFICERS: Mrs R Jones (Estates Officer)

607. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr D Savage, Cllr M Stokell, Cllr Webb and Cllr K. Williams.

Cllr M Morris gave apologies in advance of leaving the meeting at 10.50am in order to attend to other business.

608. DECLARATIONS OF COUNCILLORS' INTERESTS

The following declarations of Councillors' interests were made:

Member	Minute No.	Nature of Interest
Cllr A Smith	611	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr M Morris	611	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr S Bird	611	Local Non-Pecuniary (Suffolk Coastal District Council Member)
Cllr J Sennington	611	Local Non-Pecuniary (Suffolk Coastal District Council Member)

609. REQUESTS FOR DISPENSATIONS

There were none.

610. MINUTES OF THE PREVIOUS MEETING

It was **RESOLVED** that:

The Minutes of the Plans Committee Meeting held on 25 March 2015 be signed by the Chairman as a true record.

611. 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)	DC/15/0931/FUL Development of 13 No New Dwellings plus Parking and Amenity Space. Adastral Close Felixstowe
	<p>Committee recommended REFUSAL. Members entirely support in principle residential development on this site having considered the issues of noise addressed in the Acoustic Report.</p> <p>However, we note that the site is in Flood Zone 3 and as such a Flood Risk Assessment is required as is due consideration of potential real flood risk in this area. It must be acknowledged that this area flooded to an approximate depth of 2m in 1953 and deaths occurred in single storey properties at a similar level some 600m away from this site in the vicinity of the IOC European Foods building at the junction of Orford Road and Langer Road.</p> <p>Whilst the area has high quality flood protection, it must be acknowledged that in an extreme storm event, there is a real, albeit very low, risk of a flood occurring. Accordingly it is inappropriate for residential development to be of a nature where no internal escape route is available to a higher level. Therefore we must recommend REFUSAL for the application as presented due to the dangers arising from a significant flood event.</p> <p>The Committee requested that this Minute be sent to the Planning Policy Team at Suffolk Coastal District Council to request that a specific policy be developed as part of the AAP concerning Flood Risk in this area of Felixstowe.</p>

b)	DC/15/1070/OUT Proposed 4 Bed Chalet Bungalow. Land to rear of 102 Garrison Lane, Felixstowe.
	<p>Committee recommended REFUSAL. Committee strongly recommended refusal for this proposal which it believes is an extremely inappropriate form of backland development contrary to the principles of policy DM7, notably in its extremely cramped relationship to the host dwelling and requirement for excessive parking in the host dwelling's front garden.</p>

c)	DC/15/0942/FUL Proposed side extension to existing house creating ground floor and maisonette flat. 36 Victoria Street Felixstowe
	Committee recommended APPROVAL.

d)	DC/15/1077/FUL Regularisation of use as two separate houses. 26 Lansdowne Road, Felixstowe
	Committee recommended APPROVAL.

e)	DC/15/1008/FUL Currently 2No. existing temporary storage containers occupy the site which have had previous planning permission which has expired. The proposal intends to re-apply for this expired permission and apply for 1No. additional container to occupy the site directly adjacent to the existing. Additionally a fence would be installed with a lockable gate to prevent access to the storage containers from pupils on site. Felixstowe Academy, High Street, Walton, Felixstowe
	Committee recommended APPROVAL but for a maximum period of 3 years given the temporary nature of the storage containers.

It being 10.50am, Councillor M Morris left the meeting at this point.

f)	DC/15/1004/FUL Proposed self-contained family annex extension 27 Exeter Road Felixstowe
	Committee recommended REFUSAL. The Committee recommends refusal for this application on the grounds that the proposal is entirely disproportionate in terms of the normal concept of an annexe. Committee does not believe therefore that it conforms with either the principle or the detail of Policy DM6. As an absolute minimum we would want a condition attached to any consent that under no circumstances this could eventually become a separate dwelling. The latter would clearly be a cramped and unacceptable form of development.

g)	DC/14/3483/FUL Erection of a sectional garage (renewal of planning Permission C09/1073). Garages Adjoining 20 Quintons Lane, Felixstowe
	Committee recommended APPROVAL as with the previous consultations on this application.

h)	DC/15/1011/TPO To reduce Hawthorn tree to front of property by 30%. 5 Undercliff Road West, Felixstowe
	Committee recommended APPROVAL

612. FELIXSTOWE PENINSULA AREA ACTION PLAN

There were no further items to report on this matter at this time.

613. CORRESPONDENCE

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

- a) Highways Act 1980- Suffolk County Council (Footpath 31 and unrecorded footpath at Runnacles Way, Felixstowe) Rail Crossing Extinguishment Order 2015. A letter from Suffolk Legal (Suffolk County Council) informing the Town Council that the above Order had been confirmed. A copy of the Order and plan was attached.**

614. CLOSURE

The meeting was closed at 11.10am. The date of the next meeting was noted as being Wednesday 22 April 2015 at 2.00pm at Walton Community Hall.

Date: _____

Chairman: _____