



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 26th 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. 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 12 November 2014 as a true record. **(Pages 3-5)**

5. Planning Applications

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

- a) **DC/14/3271/FUL** | Replacement of windows to the rear of the flat.
Wellington Court, 35 Hamilton Gardens, Felixstowe Suffolk
- b) **DC/14/3284/FUL** | Installation of external an ATM pod. **Tesco Stores Ltd., 88 Hamilton Road, Felixstowe**
- c) **DC/14/3357/FUL** | Proposed first floor side extension and single storey rear extension. **48 Westmorland Road, Felixstowe**
- d) **DC/14/3387/FUL** |Rear extensions. **4 Links Avenue, Felixstowe**

- e) **DC/14/3418/ FUL** | Erection of a single storey side extension with and two storey rear extension. **The Gatehouse, Maybush Lane, Felixstowe**
- f) **DC/14/3425/OUT** | Outline application for dwelling on land adjacent to The Postern. **The Postern, Marcus Road, Felixstowe**
- g) **DC/14/3431/FUL** | Construction of 11 dwellings. **Garage and parking area rear of 2 to 16 Philip Avenue, Felixstowe**
- h) **DC/143432/OUT** | Demolition of existing building and construction of 5 dwellings with access and garaging (Outline). **Penfold Road, Felixstowe**
- i) **DC/14/3483/FUL** | Erection of a sectional garage (renewal of planning permission C09/1073). **Garages adjoining 20 Quintons Lane, Felixstowe**
- j) **DC/14/3519/OUT** | Proposed dwelling – Land to rear of 16 Stour Avenue (facing Kingsfleet Road). **16 Stour Avenue, Felixstowe**
- k) **DC/14/3552/FUL** | Proposed front porch (existing open porch to be removed). **11 Links Avenue, Felixstowe**
- l) **DC/14/3591/FUL** | Proposed single storey rear extension and replacement garage. **Windyridge, 35 Manor Terrace, Felixstowe**
- m) **DC/14/3600/FUL** | Erection of a first floor extension over garage and alterations to existing house. **131 Colneis Road, Felixstowe**
- n) **DC/14/3641/TCA** | To fell 1 No. Holm Oak, too close to house. **2 Hamilton Gardens, Felixstowe**

6. Felixstowe Peninsula Area Action Plan

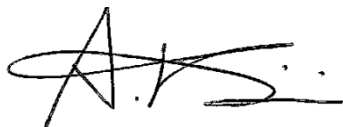
To consider any update on matter relating to the Felixstowe Peninsular Area Action Plan.

7. Correspondence

To note any information relevant to this Committee.

8. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 10 December 2014, 9.15am.



Ash Tadjrishi
Town Clerk
19 November 2014

For information (via email): All Town Councillors.

**MINUTES of the PLANS COMMITTEE meeting held at Felixstowe Town Hall on
Wednesday 12 November 2014 at 9.15am**

PRESENT: Cllr M Stokell (Vice Chairman in the Chair) Cllr M Deacon
 Cllr D Savage (Deputy Mayor) Cllr Jon Garfield
 Cllr S Bird Cllr J Sennington

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

IN ATTENDANCE: Cllr Jan Garfield

347. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr M Morris, Cllr A Smith, Cllr C Webb and Cllr K Williams.

Cllr M Deacon gave apologies in advance of leaving the meeting at 10.30am to attend to other business.

348. DECLARATIONS OF COUNCILLORS' INTERESTS

The following declarations of Councillors' interests were made:

| Member | Minute No. | Nature of Interest |
|-------------------|-------------------|---|
| Cllr S Bird | 351 | Local Non-Pecuniary (Suffolk Coastal District Council Member) |
| Cllr M Deacon | 351 | Local Non-Pecuniary (Suffolk Coastal District Council Member) |
| Cllr D Savage | 351 | Local Non-Pecuniary (Suffolk Coastal District Council Member) |
| Cllr J Sennington | 351 | Local Non-Pecuniary (Suffolk Coastal District Council Member) |

349. REQUESTS FOR DISPENSATIONS

There were none.

350. MINUTES OF THE PREVIOUS MEETING

It was **RESOLVED** that:

The Minutes of the Plans Committee Meeting held on 29th October 2014 be signed by the Chairman as a true record.

351. COMMUNITY INFRASTRUCTURE LEVY – DRAFT CHARGING SCHEDULE CONSULTATION

Following careful consideration of the documents and background data, the following response to the Community Infrastructure Levy Draft Charging Schedule was proposed:

FTC is generally of the opinion that CIL is a complicated mechanism providing for developer financial contributions to infrastructure requirements across the Suffolk Coastal District. However, having witnessed the difficulty that the local authority has had realising S106 contributions from developers benefitting from existing planning consents, especially within schemes in Felixstowe, FTC feels that CIL is generally a more transparent and potentially more reliable and deliverable source of contributions.

FTC understands that SCDC has commissioned a significant amount of research work by virtue of the reports published from Navigus Planning relating to the Infrastructure Delivery Plan and the viability study by Peter Brett Associates cited in the CIL background document. Nevertheless, FTC does not feel it is in a position to comment on the validity of this technical information in relation to the 5 specific questions in the consultation questionnaire but would like to make some general observations.

FTC has understood the basis on which the differing charging rates across the district have been calculated but feels that this may lead to a disproportionate amount of development planned for the lower value areas like Felixstowe which has been rated cheaper than the more rural areas and some market towns.

Whilst recognising that there is a need for investment locally, FTC is concerned whether the appropriate types of housing mix which is so desperately needed can still be achieved if CIL is in place whilst welcoming that smaller residential units, sheltered accommodation and social housing will be exempt.

There is some concern that CIL may be a disincentive for developers and that some of the marginal schemes which may have been designed for brownfield or more challenging sites may not be pursued as a result.

FTC is keen to endorse the regular review of the Regulation 123 list relating to infrastructure items which can be funded by CIL monies and endorses the periodic review of the charging schedule itself.

It was RESOLVED that these comments be submitted in response to the consultation.

It being 10.30am, Cllr M Deacon left the meeting at this point.

352. CORRESPONDENCE

Committee noted that Cllr Jan Garfield; Cllr J Sennington; Cllr S Bird; Cllr M Morris; and the Town Clerk, had been appointed as the Town Council representatives on the Felixstowe Peninsula Area Action Plan Working Group.

The first meeting of the Group was provisionally scheduled to take place on Monday 8 December and further updates would be provided to this Committee in due course.

353. CLOSURE

The meeting was closed at 10.37am. The date of the next meeting was confirmed as being Wednesday 26th November at 9.15am.

Date: _____

Chairman: _____