

## **PLANS COMMITTEE MEETING HELD ON WEDNESDAY 12<sup>th</sup> JUNE 2013**

**Present:** Councillors Smith (Chairman), Bird, Jan Garfield, Jon Garfield, Sennington, Webb and Williams.

### **69. APOLOGIES**

Apologies for absence were received from Councillors Deacon, Savage and Stokell.

### **70. DECLARATIONS OF INTEREST**

Councillors Bird, Jan Garfield, Sennington and Smith declared a Local Non Pecuniary Interest as Members of Suffolk Coastal District Council.

Councillor Williams declared Local Non Pecuniary Interest as correspondence in relation to item 78 Grove Medical Centre, Felixstowe had been submitted by a business client.

### **71. MINUTES OF 29<sup>th</sup> MAY**

The minutes of the meeting held on 29th May, 2013 previously circulated to Members were approved as a true record by those Members present and the Chairman was authorised to sign them.

### **72. SCHEDULE FROM PERIOD ENDING 30<sup>th</sup> MAY 2013**

**C13/1012** – Erection of Later Living retirement apartments in two linked buildings with associated communal facilities, parking, new accesses and landscaping (Following demolition of Hamilton House) at **Car Park and Hamilton House, Cambridge Road, Felixstowe.**

**C13/1013** – Erection of Later Living retirement apartments in two linked buildings with associated communal facilities, parking, new accesses and landscaping (Following demolition of Hamilton House) at **Car Park and Hamilton House, Cambridge Road, Felixstowe.**

The Town Council has very carefully considered all aspects of this important and significant application on a prominent site in the town. Whilst the Town Council has no objection in principle to the development of the site for residential purposes, in the context of the site's critical location in the Conservation Area and the iconic views of the site across the bay, the Town Council recommends refusal on the grounds that the proposed architectural treatment has not successfully resolved the relationship of the proposed building to the striking and iconic neighbouring buildings at the core of the Edwardian vista of the resort.

The Town Council also believes that the height of the proposed buildings would still impact unnecessarily on the residential amenity of the properties to the rear on Brownlow Road, and would be detrimental in its relationship to Cliff House on one side and the Listed Building, Harvest House on the other.

The Town Council feels that the renown views across the bay from the promenade and south of the town would be adversely impacted by the mass and bulk of the proposed buildings. The proposal should relate appropriately to the street scene so as not to dominate either of the significant buildings Cliff House and Harvest House.

The Committee considered at length and in detail the southern aspect, in relation particularly to Cliff House, and with the unfortunate example of Rosemount to its east. The Committee took the view that the very strong horizontal lines of the proposed building, with shallow storeys emphasised by the balconies and the

recesses behind them would sit very uncomfortably against the aspect of Cliff House, as exemplified by Rosemount. Cliff House has strong vertical features which should be better referenced in the design of any proposal on the application site.

In this context, the application does not satisfy NPPF Para 17 (4<sup>th</sup> bullet) in regard to high quality design and the amenity of nearby occupants, and NPPF Para 129 regarding heritage assets bearing in mind the relationship with Harvest House to the west which is Grade II listed.

Similarly, the proposal does not in the Town Council's view satisfy Core Strategy policy DM21 on Design and Aesthetics or DM23 on Residential Amenity for the reasons outlined above.

**C13/0975** – Installation of 12 no sliding doors, 60 no. replacement windows, 1 no communal staircase screen and 1 no external door screen into existing openings at **Flat 8, Rosemount, 11 Hamilton Gardens, Felixstowe.**

Whilst the application is stated to be in respect of Flat 8, the Town Council believes that this is incorrect. The Town Council has noted the application site is in the Conservation Area. Recommend approval.

**C13/0972** – Conversion of garage to form additional residential accommodation including extension to the north east (granny annexe) Existing family room on first floor unaffected at **The Gables, Ferry Road, Felixstowe.**

Recommend approval subject to the imposition of a Condition limiting the future use of this building as ancillary living accommodation.

**C13/0989** – Installation of replacement doors (2 no) and replacement windows (4 no) into existing openings on front elevations at **97 and Flat 1, 99 Undercliff Road West, Felixstowe.**

Recommend approval.

**C13/1010** – Alterations to kerb to enable larger crossover for vehicular access at **Park House, 72 Constable Road, Felixstowe.**

The Town Council has consistently held the view that, in particular in this relatively prominent area of the Conservation Area, the traditional wall and blue clay kerbs which are a recognised feature of the Conservation Area should not be lost and therefore strongly recommends refusal. Should the application however be approved, the Town Council would request that assurance be sought that any surfacing should be consistent with SuDS.

**C13/1001** – Erection of flat roof porch (demolition of existing porch) extension of existing car park hard standing and upgrading of first floor cladding at **14 Garfield Road, Felixstowe.**

Recommend approval, however the Town Council would also request that assurance be sought that any surfacing should be consistent with SuDS.

**C13/0955** – Change of use Class B1(a) Office to Class 3 (a) Dwelling at **115a Hamilton Road, Felixstowe.**

Recommend approval.

**C13/0883** – Conversion of care home and adjoining matrons flat to 4 domestic flats. Extend single storey to provide entrances to 2 flats. Widen cross over and parking area. Cut back garage to form cycle and store building. Provide bin enclosure. Alter

windows and doors to Queens Road and rear elevations, replace wood windows with like design in white UPVC. Replace road frontage wall with 900 high close boarded fence with private hedge behind (work already commenced) at **57 Orwell Road, Felixstowe.**

Recommend approval, however the Town Council is concerned regarding the visual amenity of the bin station and would ask for this to be improved.

**C13/0887 – Proposed extension at 246 High Street, Walton, Felixstowe.**

Recommend refusal as it represents an overdevelopment of the site, in particular due to the height of the proposed extension which would clearly have an unacceptable impact on residential amenity to the neighbouring property no. 250 High Street (Blacksmiths Cottage) and properties to the North East in St Mary's Crescent.

**73. SCHEDULE FROM PERIOD ENDING 6<sup>th</sup> JUNE 2013**

**C13/1039 – Variation of Condition 9 of Planning Permission C10/0987 to read: “The dwelling shall be used as affordable housing in accordance with a scheme agreed with Suffolk Coastal District Council” at Allotment Land, Philip Avenue, Felixstowe.**

Recommend approval. However the Town Council presumes that the word “dwelling” should be replaced with the word “dwellings”.

**74. LAND BETWEEN ORFORD ROAD AND MANOR TERRACE, SOUTH SEAFRONT LAND, LANGER ROAD, FELIXSTOWE**

Members noted correspondence from the Principal Planner (Major Projects), Suffolk Coastal District Council concerning the revised details for the public works on the above site.

**75. FERRY LANE, FELIXSTOWE – PROPOSED CYCLE CONTRA-FLOW FACILITY AND TRAFFIC CALMING**

Members noted correspondence from an Engineer, Programme Delivery & Construction, Suffolk County Council concerning an improved route for cyclists between residential area of Felixstowe and the docks.

**76. APPLICATION NO: B12/00500/FUL  
LOCATION: FORMER HMS GANGES SITE, SHOTLEY GATE, SHOTLEY  
PROPOSAL: THE FULL AND PARTIAL DEMOLITION OF BUILDINGS  
ASSOCIATED WITH THE REDEVELOPMENT OF THE SITE**

Members noted correspondence from the Principal Planner, Babergh District Council concerning revised plans concerning the above application.

**77. S.198 (TPO) TREE WORK APPLICATION INITIAL CONSULTATION  
APPLICATION TO CARRY OUT WORK TO A TREE (S) PROTECTED BY A TREE  
PRESERVATION ORDER IN ACCORDANCE WITH SECTION 198 OF THE TOWN  
AND COUNTRY PLANNING ACT 1990 AND THE TOWN AND COUNTRY  
PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012  
LOCATION: 44A BROOK LANE, FELIXSTOWE**

Members noted correspondence from the Head of Planning Services, Suffolk Coastal District Council informing Felixstowe Town Council of a tree works initial consultation relating to the above location concerning work to be carried out on:

To crown reduce 1 no. Holm Oak by to 1.5m to avoid damaging contact with building

**78. S.198 (TPO) TREE WORK APPLICATION INITIAL CONSULTATION APPLICATION TO CARRY OUT WORK TO A TREE (S) PROTECTED BY A TREE PRESERVATION ORDER IN ACCORDANCE WITH SECTION 198 OF THE TOWN AND COUNTRY PLANNING ACT 1990 AND THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012 LOCATION: 16 BUTTERMERE GREEN, FELIXSTOWE**

Members noted correspondence from the Head of Planning Services, Suffolk Coastal District Council informing Felixstowe Town Council of a tree works initial consultation relating to the above location concerning work to be carried out on:

To fell T1 Corsican Pine on safety grounds.

**79. CONSULTATION ON DRAFT (NEW) AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT (SPD), BABERGH DISTRICT COUNCIL**

Members noted correspondence from the Corporate Manager, Spatial Planning Policy, Babergh District Council concerning Babergh's emerging Core Strategy & Policies. The Clerk queried whether the Plans Committee wished to continue to receive correspondence from Babergh District Council and it was agreed that such correspondence should not be copied unless there was considered to be a relevant planning impact on the town of Felixstowe.

**80. NOTIFICATION OF NO SIGNIFICANT CHANGE RELOCATION TO GROVE MEDICAL CENTRE, GROVE ROAD, FELIXSTOWE BY COMMUNITY PHARMACIES (UK) LTD, CENTRAL SURGERY, HAMILTON ROAD, FELIXSTOWE**

Members noted correspondence from the Pharmacy and Dispensing Officer, NHS England concerning further written representations that they had received regarding the above application.