

PLANS COMMITTEE MEETING HELD ON WEDNESDAY 18th SEPTEMBER 2013

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

The Chairman welcomed everyone to the Plans Committee and introduced Mr Stephen Burgess, Planning Consultant and former Local Government Planning Officer, who would be presenting the facts of the applications to the Plans Committee taking the role of Technical Adviser for Planning Applications C13/0058 & C13/0059.

203. APOLOGIES

Apologies for absence were received from Councillors Savage, Stokell and Webb and The Clerk.

204. DECLARATIONS OF INTEREST

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

Councillor Sennington declared a Disclosable Pecuniary Interest in applications C13/0058 and C13/0059 as a close family member lived adjacent to the site and had objected to the applications.

Councillor Williams declared a Local Non Pecuniary Interest as the company which was commissioned to carry out the original site survey was a former client.

Councillor Smith declared a Local Non Pecuniary Interest in relation to DC13/2357/FUL, as a friend of a neighbour of the site.

The Technical Adviser declared a Local Non Pecuniary Interest in application C13/2383 as a Member of the Seafront Gardens Project Board.

205. MINUTES OF 4th SEPTEMBER 2013

The minutes of the meeting held on 4th September, 2013 previously circulated to Members were approved with as a true record by those Members present and the Chairman was authorised to sign them.

206. ADDITIONAL INFORMATION CONCERNING PLANNING APPLICATIONS C13/0058 & C13/0059 – WALTON GREEN NORTH, HIGH STREET, WALTON, FELIXSTOWE. DETAILED PLANNING PERMISSION FOR THE DEMOLITION OF A STABLE BUILDING AND THE ERECTION OF A CLASS A1 RETAIL FOOD STORE, CLASS A3 CAFÉ, 17 NO. CLASS B1 UNITS, 3 NO. LIVE/WORK UNITS, AN OPEN USE UNIT (CLASSES A1, A2, A3, A4, A5, B1 AND D2) AND ALLOTMENTS, WITH ASSOCIATED LANDSCAPING, ACCESS AND PARKING ARRANGEMENTS, AND OUTLINE PLANNING PERMISSION FOR THE DEMOLITION OF THE RIFLE RANGE AND ERECTION OF 190-200 CLASS C3 DWELLINGS, WITH ALL MATTERS RESERVED EXCEPT ACCESS

Councillor Sennington left the meeting at this point.

Having considered the amendments of the above planning applications, Felixstowe Town Council reiterates its former recommendation for Refusal on the following grounds (recognising that since formal adoption of the Core Strategy document, some of the policy references have now changed):

- a. Agricultural land – the proposed development uses Grade 1 agricultural land; contrary to AP11, SP29 and NPPF para 17;
- b. Sewerage – the Town Council has concerns as it is commonly perceived that the sewerage system in this part of Felixstowe frequently becomes overloaded and any development would have to correct that in line with policy AP93;
- c. Disturbance to nearby residents from noise, air and light pollution – in contravention of NPPF Para 123 and 125;
- d. Housing – it is unacceptable that the housing is sited in such close proximity to a major trunk road, A14, which is thereby likely to be detrimental to the quality of life of any future residents; contrary to AP39;
- e. Impact of retail development on Walton and Town Centre – inclusion of a Tesco supermarket on this site has the potential to undermine the retail viability of both Walton and Felixstowe, particularly if it threatens the existing Tesco Metro in Hamilton Road. The Town Council is concerned that the undertaking from Tescos as regards the future of the Hamilton Road store is limited to 5 years as the loss of this store would be detrimental to the town centre, contrary to AP56, SP9 and NPPF paras 23 and 24;
- f. Bulk and scale – the Town Council has concerns over the bulk and scale of the proposed development particularly in relation to properties in Ascot Drive, contrary to AP19, AP39, DM21, DM23 and NPPF para 56. As regards Wisteria Lodge, the juxtaposition of buildings 7 and 8, especially the access in relation to the immediately adjacent dwelling, is wholly unacceptable, especially given the lack of definition of use of proposed building 7;

Our recommendation remains, notwithstanding amendments relating to certain of our original objections namely:

1. Link Road

The improved presentation and accessibility of the link road is noted.

2. Open Use

In regard to the proposed restriction of uses of the Open Use Class building, we have remaining concerns about Class D2 but would be content with a restriction limiting uses to B1 and D1 only.

3. Rifle Club

Felixstowe Town Council would wish that the wording in the S106 Agreement in relation to the Rifle Club should read “The demolition of the Rifle Club will not commence until the District Council is satisfied that construction of a replacement Rifle Club facility located off-site is completed and operational.”

207. WEEKLY LISTS FOR PLANS COMMITTEE 18th SEPTEMBER 2013

C13/2472 – Variation of Condition 2, 3, 14 and 20 of Planning Permission C11/1502 (to include alterations to landscaping, parking, refuse storage, layout and design of block of 3 new houses, internal layout within the main building and the 2 shelter buildings and provision of a satellite dish) **at The Bartlet, Undercliff Road East, Felixstowe.**

Felixstowe Town Council has considered the variations in the Conditions and have two comments to make:

- a. In relation to the 3 new houses Felixstowe Town Council rejects the requested variation of the plan, as it considers their design in this area to be detrimental to the scheme and contrary to the spirit of Policy DM21.
- b. The Town Council believes that the Flood Risk Assessment does not address specifics of Felixstowe's geology notably the soft and permeable cliffs which are prone to minor collapses. We have some concerns regarding further cutback of the cliff to provide car spaces 61-64 immediately beneath and adjacent to properties in High Beach and would ask that these aspects be examined carefully.

C13/2143 – Proposed 1st Floor extension to 9 and 10 to provide bedrooms and ensuite, including ground floor extension to no 10 to enlarge kitchen **at 9 and 10 St Marys Crescent, Felixstowe.**

Recommend approval.

C13/2357 – Erection of a single storey extension, re-cladding of dwelling in ender and boarding (existing conservatory, carport and outbuilding to be demolished) **at Orchard Bungalow, Park Avenue, Felixstowe.**

The Chairman left the room during consideration of this item.

Recommend approval.

C13/2383 – Relocation of decommissioned BT Phone Kiosk at **Top of Bent Hill, Felixstowe.**

The Technical Adviser left the room during consideration of this item.

Recommend refusal. The Town Council considered the relocation of the decommissioned BT Phone Kiosk and found it anachronistic and non-contiguous. Members also have concerns about the future maintenance of the kiosk.

C13/2323 - 2 halo illuminated fascia signs, 1 internally illuminated projecting sign and one internally illuminated menu sign at **133a Hamilton Road, Felixstowe.**

C13/2398 – Retention of change of use of pavement outside restaurant shop front to form external seating area at **129-133 Hamilton Road, Felixstowe.**

Recommend approval.

208. ADDITIONAL INFORMATION

C13/1006 – INSTALLATION OF A NEW BANK OF IRELAND ATM THROUGH THE GLAZING TO THE FAR LEFT ON THE MAIN ENTRANCE WHEN VIEWED FROM THE OUTSIDE AT 1 WOLSEY GARDENS, FELIXSTOWE

C13/1007 – INSTALLATION OF A NEW BANK OF IRELAND ATM THROUGH THE GLAZING TO THE FAR LEFT OF THE MAIN ENTRANCE WHEN VIEWED FROM THE OUTSIDE. THE ATM'S HAVE A SMALL AMOUNT OF ADVERTISING ON THEM. THE 'FREE CASH WITHDRAWALS' TEXT TO THE TOP OF THE ATM IS ILLUMINATED AT 1 WOLSEY GARDENS, FELIXSTOWE

Recommend approval.

209. PLANNING ACT 2008 (AS AMENDED) AND THE INFRASTRUCTURE PLANNING (EXAMINATION PROCEDURE) RULES 2010 (AS AMENDED) – RULE 17 AND RULE 8 (3).

**APPLICATION BY EAST ANGLIA ONE LTD FOR AN ORDER GRANTING
DEVELOPMENT CONSENT FOR THE EAST ANGLIA ONE OFFSHORE WIND
FARM.
REQUEST FOR FURTHER INFORMATION, COMMENTS AND SUBSEQUENT
CHANGES TO DEADLINES IN THE EXAMINATION TIMETABLE**

Members noted correspondence from the Lead Member of the Examining Authority, Planning Inspectorate concerning the application by East Anglia One Ltd for East Anglia One Offshore Windfarm (the application).