

PLANS COMMITTEE MEETING HELD AT FELIXSTOWE TOWN HALL ON WEDNESDAY
30th OCTOBER 2013 COMMENCING AT 9.15 a.m.

Present: Councillors Smith (Chairman) Bird, Deacon (items 283-286 only),
Jan Garfield, Jon Garfield, Savage, Sennington and Stokell.

Also present: Three members of the public

283. APOLOGIES

Apologies for absence were received from Councillors Webb and Williams.

284. DECLARATIONS OF INTEREST

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

Councillor Stokell declared a non-pecuniary interest in application No. DC/13/3057.

285. MINUTES OF 16th OCTOBER 2013

The minutes of the meeting held on 16th October, 2013 previously circulated to Members were approved with minor amendment as a true record by those Members present and the Chairman was authorised to sign them.

286. WEEKLY LISTS FOR PLANS COMMITTEE 30th OCTOBER 2013

C13/2505 – Change of use from hotel only to hotel, residential apartments and retail unit and erection of 9 apartments. Existing 1 storey extension to the back is to be demolished. New 3 storey extension/building to be built on Russell Road. Historic verandas to the Sea Road elevation are to be reintroduced at **Marlborough Hotel, Sea Road, Felixstowe.**

C13/2506 – Change of use from hotel only to hotel, residential apartments and retail unit and erection of 9 apartments. Existing 1 storey extension to the back is to be demolished. New 3 storey extension/building to be built on Russell Road. Historic verandas to the Sea Road elevation are to be reintroduced at **Marlborough Hotel, Sea Road, Felixstowe.**

Recommend refusal with the following comments:-

The Town Council's Planning Committee had considerable concerns and difficulties in considering this application in the light of the late amendment to the application description, which applied to the Conservation Area application only, and which in itself contained a significant error by referring to the extension being built in Russell Road and not Beach Road West, as is actually the case.

The Committee accepted that redevelopment in principle for mixed uses, retaining:-

- a) Resort orientated uses on the ground floor; and
- b) A significant element of hotel provision is reasonable in light of the current economic circumstances relating to leisure uses and in light of retained policy AP201 relating to Sea Road Frontages .

However refusal is recommended of the application as presented as the Committee is firmly of the view that the extension block on Beach Road West represents unacceptable overdevelopment of the site, as evidenced by:-

- a) Inadequate car parking in a busy resort contrary to guidance in policy DM19
- b) Inadequate service area provision for the scale/range of uses (i.e. bin storage, deliveries, etc),
And contrary to guidance within policy DM23;
- c) Overshadowing of neighbouring properties in Beach Road West and Russell Road and
- d) Loss of privacy to properties in Beach Road West and Russell Road from the Beach Road West extension

In addition the overlooking is further exacerbated by the rear balconies proposed for the Beach Road West extension,

And finally, the scale, appearance and presentation of the Beach Road West extension will have an unacceptable impact on the street scene in a conservation area contrary to guidance in retained policy AP1 .

The consideration of the impact on the street scene in Beach Road West was not helped by misleading drawings of the presentation of the ground floor frontages.

C13/2865 – Conversion of stores into studio flat at Part of 21 to 25 Victoria Street, Felixstowe.

Recommend approval.

C13/2982 – Installation of new (part) shop front and installation of new fascia/projecting signage to retail unit at 96-102 Hamilton Road, Felixstowe.

Recommend approval.

C13/2804 – Change of use at 26d Beach Station Road, Felixstowe.

The Committee noted the deemed approval currently applicable to such changes of use.

C13/2896 – Cart lodge and store, extended drive and access, existing garage to be demolished at 36 Brook Lane, Felixstowe.

Recommend approval.

C13/2964 – 1 extra dormer window and 1 extra extended balcony canopy to both houses at 103 & 105 Undercliff Road West, Felixstowe.

Recommend approval subject to all dormer windows having the same fenestration pattern (glazing style) to ensure consistency.

C13/3069 – Application for outline planning permission for the creation of up to 200 dwellings, two vehicle access points on Ferry Road and associated landscaping buffers and public open space at Land West of Ferry Road, Felixstowe.

This application was deferred to a meeting to be held on Monday 4th November.

C13/3057 – Alterations and extensions and change of use of public house to 2 no residential units. Erection of pair of semi -detached houses and a pair of semi-detached cottages. Associated external works including alterations to existing vehicular access at The Feathers Public House, High Street, Walton, Felixstowe.

Recommend approval. The Committee welcomed the innovative use of the site, but had concern regarding the retention of the redundant public toilet, considering it to have no heritage or architectural significance, and worthy of demolition.

C13/3100 – Removal of existing timber bay window and front window to right side of front door and replacing with white aluminium in a design to match existing at **4 Beach Station Road, Felixstowe.**

Recommend approval.

287. PUBLIC CONSULTATION – PROPOSED PORT RELATED WAREHOUSE FACILITY, LAND OFF CLICKETT HILL ROAD, FELIXSTOWE

The Committee agreed to thank Uniserve for their offer, but not to accept it. The Clerk was asked to draft a policy for the Committee to consider regarding the approach to be taken when asked for pre-submission presentations by developers.

288. CLOSURE

The meeting was closed at 12.09 p.m.