

## **PLANS COMMITTEE MEETING HELD ON WEDNESDAY 31st JULY 2013**

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

### **123. APOLOGIES**

Apologies for absence were received from Councillor Webb and the Clerk.

### **124. DECLARATIONS OF INTEREST**

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

### **125. MINUTES OF 17<sup>th</sup> JULY 2013**

The minutes of the meeting held on 17th July, 2013 previously circulated to Members were approved as a true record by those Members present and the Chairman was authorised to sign them.

### **126. DEFERRED ITEM FROM SCHEDULE PERIOD ENDING 4<sup>th</sup> JULY 2013**

**C13/1222** – Proposed footbridge adjacent Clickett Hill Road, linking lorry/container parking area with new office/amenity building at **Maritime Haulage Depot, Blofield Road, Trimley St Mary, Felixstowe.**

Recommend approval.

### **127. DEFERRED ITEM FROM SCHEDULE PERIOD ENDING 11<sup>th</sup> JULY 2013**

**C13/1268** – Proposed use of Units 7 & 8 Gulpher Business Park (also known by applicant as Units 5 & 6) as a pair of residential dwellings at **Units 7-8 Gulpher Business Park, Gulpher Road, Felixstowe.**

The Technical Adviser report that this application was on the Suffolk Coastal District Council schedule for consideration on the 11<sup>th</sup> July registered as a PN application type. There was no paperwork issued initially in association with this application number. Subsequent to The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 which provided for changes to the Planning Permitted Development Rules, it transpired that this was covered in the new legislation allowing changes of use from Class B1(a) to Class C3.

Consequently Members were provided with a site plan downloaded from Suffolk Coastal District Council's Planning Portal which identified the site only.

Given the potential impact that this legislation will have and the 3 year temporary period which will allow extensions on dwellings without the usual neighbour consultation taking place, the Technical Adviser was asked to seek further clarification from the Chief Planning Officer, Suffolk Coastal District Council as to any new procedures this would involve, especially in relation to changes of use from business to residential.

### **128. SCHEDULE FROM PERIOD ENDING 18<sup>th</sup> JULY 2013**

**C13/1332** – Proposed two storey side extension with single storey rear extension at **12 Conway Close, Felixstowe.**

This application is deferred to a future meeting due to no documentation having been received.

**129. SUFFOLK COASTAL DISTRICT COUNCIL PLANNING DECISIONS**

Members noted the Suffolk Coastal District Council Planning Decisions concerning Felixstowe for the period 13.06.13 to 04.07.13. Copies of these decisions are available from the Town Council offices.

**130. PLANNING APPLICATIONS IN FELIXSTOWE CONSIDERED BY SUFFOLK COASTAL DISTRICT COUNCIL DEVELOPMENT CONTROL SOUTH SUB COMMITTEE**

Members noted that the following planning applications would be subject to a site visit on 8<sup>th</sup> August 2013:

Application No: C13/0058

Proposal: Detailed planning permission for the demolition of a stable building and the erection of a Class A1 retail store, a class A3 café, 17 no class B1 employment 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 170-200 class C3 dwellings, with all matters reserved except access.

Location: Walton Green North, High Street, Walton, Felixstowe.

Councillor Walker would be attending as Ward Councillor for application no: C13/0058.

Application No: C13/0485

Proposal: Erection of a foodstore (Class A1) with associated petrol filling station, car parking, servicing and access.

Location: Haven Exchange Development Site, Haven Exchange, Felixstowe.

Application No: C13/0797

Proposal: Construction of two semi-detached dwellings with access and pavement crossovers.

Location: Land North of 19 Victoria Street, Albert Walk, Felixstowe.

Councillor Jan Garfield would be attending as Ward Councillor for application no: C13/0797.

**131. STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT – CALL-OUT FOR SITES REVIEW**

Members considered correspondence from the Principal Planning Officer, Policy, Suffolk Coastal District Council concerning the Strategic Housing Land Availability Assessment (SHLAA). Members of the Committee agreed that they did not wish to nominate any sites within the Town Council's ownership for potential housing development.

**132. PROPOSED PEDESTRIAN BRIDGE OVER RAILWAY LINE IN FELIXSTOWE**

Members considered correspondence from the Business Development Specialist, Suffolk County Council concerning a survey to gauge the proportionality of building a stepped bridge or a ramped and stepped bridge over the rail line in the vicinity of the new Felixstowe Academy. Members voted in favour of Option B which was a fully accessible ramped bridge at an estimated cost of £1.9 million, as opposed to Option A which was for a stepped bridge with limited access which would be approximately £700,000 cheaper.

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

The Chairman presented the final set of revised plans in relation to South Seafront Development under planning application numbers C12/0068 and C13/0103. The Committee thanked the Chairman for his diligent research and concluded that, although Members were still disappointed at the reduction in Public Realm facilities, the applicant had at least reinstated certain items such as the full pathway to the Martello Tower, the uplighters around the Martello Tower and the appropriate connection of the cycle path with the promenade at the end of Orford Road.