

**PLANS COMMITTEE MEETING HELD AT FELIXSTOWE TOWN HALL ON WEDNESDAY
5th FEBRUARY COMMENCING AT 9.15 a.m.**

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

398. APOLOGIES

Apologies for absence were received from Councillors Deacon, Webb and Williams and The Clerk.

399. DECLARATIONS OF INTEREST

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

Councillor Stokell declared a Pecuniary Interest in Planning Application DC/14/0099 as a near neighbour of the site.

400. MINUTES OF 22nd JANUARY 2014

The minutes of the meeting held on 22nd January, 2014 previously circulated to Members were approved, as a true record by those Members present and the Chairman was authorised to sign them.

401. WEEKLY LISTS FOR PLANS COMMITTEE 5th FEBRUARY 2014

C14/0009 – Erection of a single dwelling with new vehicular access off Lincoln Terrace at **Part rear Garden of 25 Undercliff Road West, Felixstowe.**

The Town Council has carefully considered all of the difficult issues on this unusual site and recommend refusal on the following grounds:

1. The site is in a natural state and forms a valuable element of open undeveloped land in the recently extended Conservation Area. We have noted with concern recent felling of trees, we have no evidence this is in line with the Arboricultural Report and have further concerns about the validity of this Report in that it was written prior to the designation of the Conservation Area, and its relation to a different form of development that that proposed for the site.
2. Clearly, there will be major overlooking of residential properties on Undercliff Road West including and not unlimited to numbers 25 and 25a. We also have concerns about the proposed side windows in relation to the amenity of Cotman House.
3. The design is overtly modern and with a zinc roof design is, we feel, inappropriate in a Conservation Area and contrary to retained policy AP1 and DM 21. This would also potentially have specific detrimental effect on properties on Lincoln Terrace due to reflected sunlight.
4. In addition the Town Council has major concerns about issues of land stability. It is well known that this land has stability issues, not least due to significant amounts of ground water and springs. We note that no report concerning this has been presented in line with policy in NPPF para 120 and the Local Plan policies and no evidence has been presented that these can be addressed. The Committee has similar concerns about surface water drainage issues and the potential effect on properties beneath the site and appropriate measures to deal with sewerage which is known to be problematic in this area. These issues must be incontrovertibly addressed..

C14/0049 – Proposed single storey rear extension and detached garage with new dropped kerb at **26 St Edmunds Road, Felixstowe**

Recommend Approval.

C14/0095 – Replacement of dormer window at **Quarndon House, 59 Leopold Road, Felixstowe**

Recommend Approval.

C14/0153 – Erection of a cycle shelter at **The Chapel, Maybush Lane, Felixstowe**

Recommend Approval.

C14/0060 – Outline application for one dwelling on land to the East and one dwelling on land to the West of 19 Cliff Road – existing garages and car ports to be demolished at **19 Cliff Road, Felixstowe**

Recommend Approval.

C14/0082 – Single storey rear extension to provide family space at **53 Rosemary Avenue, Felixstowe.**

Recommend Approval.

C14/0088 – Erection of a single storey rear extension and replacement of door by window to front elevation at **2a Dellwood Avenue, Felixstowe.**

Recommend Refusal. The proposal in this planning application is completely out of character with the existing property and the surrounding houses in its design, proposed use of materials and potential impact on the adjacent neighbours. We therefore consider it to be contrary to policy in NPPF para58 relating to Good Design and with Local Plan policies DM21 Design- Aesthetics and DM 23 Residential Amenity.

C14/0090 – Proposed single storey rear extension and alterations at **31 Upperfield Drive, Felixstowe.**

Recommend Approval.

Councillor Stokell left the meeting at this point.

C14/0099 – Demolition of garage and erection of two storey extension on side of property and single storey front entrance porch at **21 Ataka Road, Felixstowe.**

Recommend Approval subject to neighbour consultation.

The Plans Committee has concerns that the critical location of the neighbouring bungalow was not shown on the location plan.

402. SUFFOLK COASTAL DISTRICT COUNCIL PLANNING DECISIONS

Members noted the Suffolk Coastal District Council Planning Decisions concerning Felixstowe for the period 18.12.10 to 08.01.14. Copies of these decisions are available from the Town Council offices.

**403. 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 & Dispensing Officer, Serco Limited.

404. CLOSURE

The meeting was closed at 11.55 a.m.