

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 19 April 2017** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr Jan Garfield
 Cllr Jon Garfield (Vice-Chairman) Cllr D Savage
 Cllr S Bird (*to item 569*) Cllr K Williams (*to item 568*)
 Cllr S Gallant

OFFICERS: Mr A Tadjrishi (Town Clerk)
 Mrs C Page (Planning Administration Officer)

562. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr G Newman** and **Cllr S Wiles**.

Apologies in advance of having to leave the meeting early were received from **Cllr S Bird** and **Cllr K Williams**.

563. DECLARATION OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr D Savage Cllr A Smith	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)

564. REQUEST FOR DISPENSATION

There were none.

565. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 5 April 2017** be signed by the Chairman as a true record.

566. PLANNING APPLICATIONS

Committee considered the following planning applications received since the last meeting and RESOLVED to submit the following observations to Suffolk Coastal District Council:

a	DC/17/1322/FUL Proposed Rear & Side Single Storey Extension 30 Springfield Avenue
Committee recommended APPROVAL	

b	DC/17/1414/FUL Conversion of loft providing 2no dormers. 8 Rosemary Avenue
Committee recommended APPROVAL	
c	DC/17/1382/FUL Erection of porch and works to existing driveway to provide easier access to residential home. Porch will also act as more defined entrance to building for visitors. White Gables Residential Home 16 Stanley Road
Committee recommended APPROVAL	
d	DC/17/1150/FUL Replacement of wooden single pane windows in a flat to double glazed pvc windows. 49 Nelson Court Blyford Way
Committee recommended APPROVAL	
e	DC/17/1211/FUL Replace existing wooden framed windows with equivalent UPVC framed windows to match style and type to those on adjacent flats. Flat 2 Ranelagh Court Ranelagh Road
Committee recommended APPROVAL	
f	DC/17/1258/FUL Installation of eight replacement windows. 16 Red Hall Court
Committee recommended APPROVAL	

567. PLANNING DECISIONS

RESOLVED that the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of the agenda for this meeting be noted.

At this point, 9.50am, Cllr K Williams left the meeting.

568. CONSULTATION – HOUSING WHITE PAPER “FIXING OUR BROKEN HOUSING MARKET”

Members considered the Housing White Paper “Fixing our Broken Housing Market” consultation.

Committee completed the online questionnaire and agreed that additional comments should be submitted as follows:

Reference	Committee Comment
<p>Section 1.7 – “The Government will, when necessary, intervene to ensure that plans are put in place, so that communities in the areas affected are not disadvantaged by unplanned growth”.</p>	<p>Felixstowe Town Council queries the intent of Section 1.7 which could be seen to be in conflict with other Government stated aims to increase development.</p>
<p>Section 1.33 – “Additional amendments to the NPF include:</p> <ul style="list-style-type: none"> • Giving much stronger support for sites that provide affordable housing for local people • Expecting Local Authorities to identify opportunities for villages to thrive • Making clear that at least 10% of the sites allocated for residential development in local plans should be sites of half a hectare or less, on top of the allowance made for windfall sites • Working with developers to encourage the sub-division of large sites • Encouraging greater use of Local Development Orders and area-wide design codes so that small sites may be brought forward for development more quickly.” 	<p>Felixstowe Town Council request that measures are put in place to ensure appropriate infrastructure is provided to support further developments.</p>
<p>Section 1.46 – “Amendments to the NPF to improve design:</p> <ul style="list-style-type: none"> • Local and neighbourhood plans and more detailed development plan documents such as Area Action Plans should set out clear design expectations following consultation with local communities • Strengthen the importance of early pre-application discussions • Make clear that design should not be used as a valid reason to object to development where it accords with clear design expectations set out in statutory 	<p>Felixstowe Town Council requests that, where local Area Action Plans have been put in place in consultation with Town/Parish Councils and the local community, they should acquire the same status as Neighbourhood Plans in respect of the allocation of 25% of relevant CIL payments.</p>

plans • Recognise the value of using a widely accepted design standard.”	
Section 2.41 – “Considering reducing the timescales for developers to implement permission for housing development from the default period of three years to two years, except where a shorter timescale could hinder the viability or deliverability of a scheme”.	Felixstowe Town Council support the principle of speeding up the implementation of development and the reduction of implementation dates from 3 to 2 years. Furthermore, we would welcome stronger powers to be given to Local Authorities to work with developers, agreeing phasing plans and completion dates, with the power to introduce sanctions if key stages are not met.

It was RESOLVED that the comments above should be submitted in addition to the online questionnaire response which was completed by Committee during the meeting.

At this point, 11.15am, Cllr S Bird left the meeting.

569. CORRESPONDENCE

Committee RESOLVED to note the following correspondence.

- i. Planning application DC/17/0558/FUL – proposed change of use A3 to A5, 175 Hamilton Road. Committee were shown a copy of a letter received which had queried aspects of the planning application.

570. CLOSURE

The meeting was closed at 11.45am. The date of the next meeting was noted as being Wednesday 3 May 2017, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____