

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 25 January 2017** at **9.15am** and reconvening at Walton Community Hall at **2pm**.

PRESENT: Cllr A Smith (Chairman) Cllr Jan Garfield
Cllr Jon Garfield (Vice-Chairman) Cllr D Savage (*to item 422*)
Cllr S Bird Cllr S Wiles
Cllr S Gallant Cllr K Williams (*from item 422*)

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

IN ATTENDANCE (from item 422): Cllr M Deacon
Mr A Taylor (Barratt Homes)
Mr B Lekh (Barratt Homes)
Mr S Metson (Bidwells)
Ms N Davis (Meeting Place Communications)
1 Member of the Public.

PUBLIC QUESTIONS

Comments from members of the public were heard at item 422.

414. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr G Newman**.

Apologies for lateness were received from **Cllr K Williams**.

Apologies in advance of having to leave the meeting at 3pm were received from **Cllr D Savage**.

415. DECLARATION OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr A Smith Cllr S Bird Cllr S Gallant Cllr D Savage	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)
Cllr A Smith	418c	Disclosable Pecuniary Interest (as next door neighbour to the property subject to this application)

Having declared that his interest was Pecuniary, Cllr Smith advised that he would leave the Chamber prior to any discussion on, and throughout the consideration of, item 418c.

416. REQUEST FOR DISPENSATION

There were none.

417. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 11 January 2017 be signed by the Chairman as a true record.

418. 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/16/5413/VOC Variation of Condition 5 on application DC/16/3124/FUL - Use of land as Truck Service Centre complete with service building and parking - See information in statement Land East Of Haven Exchange
Committee recommended REFUSAL. Committee recognises the commercial requirements given in the application, however, in accordance with policy FPP12 and our previous recommendations in relation to DC/3124/FUL, Committee regards this site to be unsuitable for the use proposed - a business model dependent on operation into the very late evening, in immediate proximity to a caravan site and in proximity to housing on the rising land to the west. This clearly cannot be said to satisfy the requirements of policy FPP12 in the now adopted Felixstowe Area Action plan in respect of "detrimental impact on the residential properties adjacent" or "a detrimental impact on residential amenity".	

b	DC/16/5439/FUL Rear extension and first floor balcony Bligh Manor, The Ferry
Committee recommended APPROVAL.	

At this point in the meeting Cllr A Smith left the Chamber. Cllr Jon Garfield in the Chair.

c	DC/17/0012/FUL Single Storey Extension 17 Foxgrove Lane
Committee recommended APPROVAL.	

Cllr A Smith returned to the meeting. Cllr A Smith in the Chair.

d	DC/17/0002/FUL Demolish existing garage to have two storey side extension and part single storey rear extension to a house at 45 Exeter Road
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Committee recommended APPROVAL.

e **DC/16/5400/FUL** | Proposed studio flat to third floor loft space with road facing pitched roof dormers and part removal of external staircase.
Suffolk Private Retirement Home 9 Sea Road

Committee recommended APPROVAL.

f **DC/16/5226/ARM** | Approval of Reserved Matters application pursuant to Outline Application ref DC/14/0060/OUT. | **19 Cliff Road**

Committee recommended APPROVAL.

g **DC/16/5227/FUL** | Booking office for Taxi/Private Hire
Retail Unit 2H 23 Crescent Road

Committee recommended APPROVAL, subject to the Highways Authority having visited the site and being content with the application.

h **DC/17/0014/FUL** | There is an existing dropped kerb allowing access for a single car to an off road parking area at the front of the property. This application is to extend the dropped kerb to allow access for up to four cars. **45 Garrison Lane**

Committee recommended APPROVAL in respect of the requested dropped kerb, however Committee noted that the application documents propose the installation of block paving across the entire drive and we question whether this treatment meets the SUDS guidance.

i **DC/16/5421/FUL** | Three Storey Office Extension New cladding to existing units 2 - 16 | **Darrell House Darrell Road**

Committee recommended APPROVAL.

j **DC/17/0010/SCO** | Proposed Scoping Opinion for proposed logistics facility at Innocence Farm.
Land On The North East Side Of A14 Trimley St Martin East Bound

Despite the clear impact on neighbouring parishes, Felixstowe Town Council is broadly in favour of this development in support of the

expansion and continued success of the Port of Felixstowe.

However, it is critical that the extent and perimeter of the site pays the maximum respect to the environment and its neighbours.

Due to the anticipated 3,200 container lorries and 600 cars daily to and from the proposed site, Committee requests that the impact of this on the A14 is evaluated to take in to account the additional traffic which will be generated by ongoing port expansion projects, planned residential developments, Sizewell C and other growth factors.

Access options for the site are wholly inadequate as currently proposed and Committee strongly requests that an underpass be provided from the A14 for access to and from Croft Lane ahead of commencement of any development. Failure to do so will put unnecessary additional pressure on the Trimley (J59 – traffic from the site wishing to travel west) and Seven Hills (J58 - traffic from the Port seeking to access the site) junctions.

Any access via Kirton Road should be limited for emergencies only to protect the quiet character of this area, local school and safety of pedestrians, cyclists and other road users.

419. 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.

420. CONSULTATION: SIZEWELL C, STAGE 2

Committee considered the above consultation and RESOLVED that the following comments be submitted:

Felixstowe Town Council's main interest in the proposals centres on the likely effects on road and rail capacity.

It will be essential that full information is provided regarding agreement with Network Rail on the number of train paths to be made available, and how those will interact with the current shortages available for traffic from the Port of Felixstowe beyond Ipswich. Network Rail must provide as part of the Stage 3 proposals sufficient evidence of works and their timing to ensure that the current target of 48 paths ex the Port is not prejudiced, while taking full account of projected increases in passenger service frequencies.

With regards to the impact on road traffic, Felixstowe Town Council supports the position of Suffolk County Council and Suffolk Coastal District Council. Further information is required in regards to traffic movement and related volumes that are likely during construction in order to better understand the impact on existing

road networks and what additional infrastructure may be needed to help alleviate concerns from the local community including changes to existing road junctions.

Specifically, the Town Council believes that cumulative impacts relating to Sizewell C and other developments will necessitate a significant upgrade of the Seven Hills roundabout before work can commence.

421. CORRESPONDENCE

Committee RESOLVED to note the following correspondence:

- a) **SCDC Rural Housing Officer.** Mr Jack O'Sullivan had been invited to attend Committee on 8th March to brief Members on his role in relation to Felixstowe;
- b) **DC/16/4683/FUL | 77 Undercliff Road West.** The Chairman advised that a referral request had been submitted to SCDC in relation to this application;
- c) **DC/16/5343/FUL | Two storey rear extensions and new porch at 7 Picketts Road.** The Clerk advised that plans had been altered to remove the balcony to which Members objected and, as such, were to be approved by SCDC;
- d) **DC/15/1128/OUT | Land At Candlet Road.** Committee were advised that the appeal case relating to this application had been called in by the Secretary of State for Communities and Local Government who was to issue a decision on or before 13 April;
- e) **The Bartlet, Undercliff Road East.** The Clerk advised that an appeal against SCDC's decision to refuse the additional dwelling at The Bartlet was to be held at Melton at 10am on 1st March 2017; and,
- f) **Formal Complaint to SCDC.** Committee received the letter from SCDC Chief Executive Officer, Mr Stephen Baker, in response to the Committee's formal complaint.

At this point, 12.30pm the meeting was adjourned.

At 2pm the meeting reconvened at Walton Community Hall.

Cllr K Williams joined the meeting.

422. WALTON GREEN SOUTH, HIGH STREET WALTON

DC/16/5443/ARM | Approval of Reserved Matters of Outline Planning Permission DC/13/3821/OUT | Walton Green South High Street Walton

The Chairman invited representatives from Barratt Homes and Bidwells to give a presentation to Committee on the above Reserved Matters application.

The Chairman invited Committee Members to ask questions of the representatives.

It being 3pm, Cllr D Savage left the meeting.

Following questions and comments from those in attendance and further debate it was RESOLVED that:

Committee supports and welcomes the development in principle. Members were pleased to note that the development confirmed a good mix of housing sizes and that parking had been provided in accordance with the guidance for minimum parking standards. Committee commended the developer for the full provision of affordable housing, which it noted was to be completed to the same standard of build and at the same time as the rest of the project. However, Committee would prefer to see the affordable homes better integrated in to the development and ask SCDC to seek a better distribution of affordable 2 bedroom homes across the site as a whole.

Committee also asks that SCDC seek comment on the scheme design from Suffolk Constabulary's Architectural Liaison Officer before a decision is made.

With regards to access to the site during any development works, haul road access should be taken off the existing access point to the western boundary, farthest from the school road with site traffic timed not to conflict with school drop-off and pick-up times. Committee requests that traffic does not enter or leave the site via Walton High Street to the east.

Committee is aware that public access to the site is agreed as per Outline Planning Permission DC/13/3821/OUT. However, we ask SCDC to explore with the developer and beneficial landowner whether the roundabout, (as proposed by DC/16/2778/OUT for Land North of Walton High Street) can be provided so phased as to permit access to this site for the greater part of its build cycle.

423. CLOSURE

The meeting was closed at 3.30pm. The date of the next meeting was noted as being Wednesday 8 February 2017, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____