

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 27 July 2016** at **9.15am**

PRESENT: Cllr A Smith (Chairman) Cllr Jon Garfield (Vice-Chairman)
Cllr S Bird Cllr D Savage
Cllr Jan Garfield Cllr S Wiles
Cllr G Newman (*to item 128g*) Cllr K Williams

OFFICERS: Mr A Tadjrishi (Town Clerk)
Mrs R Jones (Estates Officer)

IN ATTENDANCE: 1 Member of the Public.

PUBLIC QUESTIONS

The Chairman advised members of the public present that should they wish to make representations in relation to particular planning applications, these would be heard by the Committee and they would be invited to speak immediately prior to the application being considered.

124. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Gallant**.

Cllr G Newman gave apologies in advance of leaving the meeting at 10.40am in order to attend to other business.

Cllr Jan Garfield and **Cllr Jon Garfield** gave apologies in advance of leaving the meeting for a short time at 10.55am in order to attend to other business.

125. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr K Williams	128(f) 128 (j)	Local Non-Pecuniary (applicants are well-known to Cllr Williams)
Cllr K Williams	129	Disclosable Pecuniary Interest (home residence mentioned in the Landscape and Visual Impact Assessment document submitted in conjunction with the outline planning application associated with this item)

Cllr Williams advised she would leave the chamber for the duration of Committee's considerations on the above Local Non-Pecuniary Interest declarations.

126. REQUESTS FOR DISPENSATION

Cllr K Williams referred to a current dispensation to participate, but not vote, in consideration of item 129 (Appeal APP/J3530/W/15/3138710).

127. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 13 July 2016 be signed by the Chairman as a true record.

128. 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:

At the direction of the Chairman, Committee received comments from a member of the public prior to the consideration of the following application, which was considered first:

I	DC/16/2732/COU Change of use- The property has an A3 Licence, I wish to add an A5 use to the property and include in this application a change of hours to 1100hrs to 22.30hrs. The opening hours of the property will match other businesses trading in the same parade of shops 77 Undercliff Road West
Committee recommended REFUSAL on the following grounds: a) if approved, it would clearly be necessary to require conditions with regards to suitable extraction and ventilation and in the view of the Committee the extreme proximity of residential uses above Dominos Pizza and the adjacent Undercliff flats, in this particular case would constitute an unacceptable intrusion on residential amenity; b) it is clear that when this building was originally incorporated at Undercliff Road West it was an office integral to the ground floor garage and car rental facility. That was designed as a comprehensive site in that concept. The original Change Of Use permitted in 2011 represents the maximum flexibility that is appropriate to this location; and, c) in the above context Committee is concerned that increased intensity of access resulting from a takeaway use would have an unreasonable impact on the adjacent businesses as the only means of access to the site.	

a	DC/16/2815/LBC Two storey extension and single storey glazed extension (Renewal of Application C/13/0474 Maynell House And Foxgrove Residential Homes High Road East
Committee recommended APPROVAL.	

b	DC/16/2676/FUL Proposed Dormer window with cladding Zeeweg Martello Lane
From the submitted drawings there were several elements proposed which were not referred to in the planning application for this property, which is in the Conservation Area. Committee therefore request that the application be resubmitted with all necessary information as to the intended permission being sought.	

c	DC/16/2480/FUL Change the use of an existing office and former ladies toilet to make a thirteenth Bedsit and separate Kitchen. 21 Constable Road
Committee recommended APPROVAL.	

d	DC/16/2658/FUL Proposed two storey side extension with single storey rear extension 18 Kentford Road
Committee recommended APPROVAL.	

e	DC/16/2549/FUL To extend width of run in by three drop kerbs 14 Coniston Close
Committee recommended APPROVAL.	

At this point Cllr K Williams left the Chamber.

f	DC/16/2680/FUL Construction of one no. two storey detached three bedroom house with two off street parking spaces and walled front garden. Creation of one no. off street parking space for host dwelling (which currently has no off street parking). Part Rear Garden 10 Crescent Road
Committee recommended REFUSAL on the following grounds:	
a) the proposal, if approved, would result in a cramped form of development in contravention of policy DM7(a);	

b) the proposal, if approved, would result in extremely limited amenity space for both the existing host property and the proposed new dwelling, in contravention of Policy DM7(d). The new dwelling as a 3 bedroom property and the host dwelling as a substantial home of at least 3, if not 4 bedrooms are both suitable for family use, for which the amenity space in each case is wholly inappropriate.

Cllr K Williams returned.

Cllr G Newman left the meeting at 10.40am.

g	DC/16/2652/FUL To replace three wooden french doors and windows on ground floor apartment with exact copies in white PVCU. Existing windows require 10 replacements and all doors are warped. They are not fit for purpose because of their exposed position, high maintenance and poor thermal values. 2 Cranmer Cliff Gardens
Committee recommended APPROVAL.	

h	DC/16/2909/FUL Construction of maisonette above existing single storey shop 27 Beach Station Road
Committee recommended APPROVAL.	

i	DC/16/2529/FUL The double glazed inward opening patio doors on the Juliet balcony in the bedroom are warped, letting in rain and draughts. The weather seal has perished and the exposure to wind and rain makes the room almost uninhabitable at times. We propose to replace these two doors with identical alternating fabricated in quality UPVC with a satin grain finish so that there is no visual change in appearance. The doors will be sealed in an aluminium frame which will not be visible from the outside. The existing safety balcony will be retained. The Penthouse , 6 Kiligarth Court, Wolsey Gardens
Committee recommended APPROVAL.	

Cllr Jan Garfield and Cllr Jon Garfield left the meeting at 10.55am.

At this point Cllr K Williams left the Chamber.

j	DC/16/2840/FUL Front and rear extensions 47 High Road East
Committee recommended APPROVAL.	

Cllr K Williams returned.

k	DC/16/2666/FUL Replacement Roof 43 Langley Avenue
Committee recommended APPROVAL.	

129. APPEAL APP/J3530/W/15/3138710 (LAND AT CANDLET ROAD)

Cllr Jan Garfield and Cllr Jon Garfield returned during the consideration of this item.

Committee considered the representation submitted from Felixstowe Town Council to the planning inspector with regards to the above appeal.

It was **RESOLVED** that it be sought for both the Chairman of the Planning & Environment Committee, on behalf of the Town Council, and Cllr K Williams as a Town Council Ward Member, to be able to attend the hearing and put forward the views of the Town Council and local residents respectively.

130. 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.

131. CORRESPONDENCE

Committee considered the following application as an urgent item:

	DC/16/2386/FUL Side & rear extensions, new roofs, extended balconies Thalassa, 26 Cliff Road.
Committee recommended APPROVAL.	

132. CLOSURE

The meeting was closed at 12.00pm. The next meeting was noted as being at 2pm on 27 July 2016 at Walton Community Hall.

Date: _____

Chairman: _____