

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE meeting held at Felixstowe Town Hall on Wednesday 30 November 2016 at 9.15am

PRESENT: Cllr A Smith (Chairman) Cllr G Newman
Cllr Jon Garfield (Vice-Chairman) Cllr D Savage
Cllr S Bird Cllr S Wiles
Cllr S Gallant Cllr K Williams (*from item 357c*)
Cllr Jan Garfield

OFFICERS: Mr A Tadjrishi (Town Clerk)

IN ATTENDANCE: 1 Member of the Public.

PUBLIC QUESTIONS

A member of the public expressed concern that Suffolk Coastal District Council had approved the application for the construction of a new dwelling in the rear garden of 10 Crescent Road. The Chairman advised that the Town Council's Planning & Environment Committee had recommended refusal of that application and that a further application for that site for a variation of the conditions set by the District Council was on the agenda for consideration.

353. APOLOGIES FOR ABSENCE

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

354. 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 G Newman	All	Local Non-Pecuniary (as a Member of Suffolk County Council)

355. REQUEST FOR DISPENSATION

There were none.

356. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee Meeting held on 16 November 2016 be signed by the Chairman as a true record.

357. 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/16/4633/VOC Variation of Conditions 2 & 8 of DC/16/2680 - (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
On the basis that approval of this Variation of Conditions application would further increase the density of development; and, in querying whether the proposed parking spaces are practical for actual use – especially the one obstructing the front door - Committee recommended REFUSAL in accordance with its previous comments for this site:	
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.	

b	DC/16/4674/FUL Proposed three bay garage 184 Grange Road
Committee recommended APPROVAL.	

At this point in the meeting Cllr K Williams arrived.

c	DC/16/4683/FUL The property has an A3 license, I wish to add an A5 use to the property and include in this application a change of hours to 1100hr - 22.30hr. The opening hours of the property will match other businesses trading in the same parade of shops. The application was initially refused but we have been advised by the LPA to reapply based on the intended use of the property. 77 Undercliff Road West
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Committee recommended REFUSAL, in line with its previous comments to this application, on the grounds that in this situation an A5 use would adversely affect the amenity of the adjacent residential properties as outlined in District Council’s reason for refusal:

“...it is likely the proposal will give rise to noise and odour problems which will adversely affect the residential amenity of adjacent residential properties and it would be extremely difficult to locate any extract ventilation plant in a manner that does not lead to unreasonable noise or odour”

Similarly, Committee agree with the comments of the Head of Environmental Services:

“I consider that if this premise was permitted A5 use with increased opening hours, it is likely that it will give rise to noise and odour problems which will adversely affect the residential amenity of adjacent residential properties. In addition I consider it would be extremely difficult to locate any extract ventilation plant in a manner that does not lead to unreasonable noise or odour.”

We note that the letter from the applicant states that he wishes not only to prepare waffles (which is in accordance with existing A3 use) but also pancakes which contravene criteria for the requirement of extraction equipment as quoted in the conditional A3 permission and the applicants letter. Furthermore, the existing equipment does not have approval and was stated as being inadequate to prevent odour from adversely affecting neighbouring properties. If an A5 use were granted this could clearly be used in the future for any type of A5 use and hot food.

D	DC/16/3043/COU To convert existing chandlery to a tea room. Felixstowe Ferry Boatyard The Ferry
Committee recommended APPROVAL.	

e	DC/16/4600/FUL Proposed rear and side single storey extension 12 Holland Road
Committee recommended REFUSAL for reasons of loss of light amenity due to the proximity of the proposals to the adjacent property to the East.	

f	DC/16/4671/FUL Erection of rear single storey extension 30 Dellwood Avenue
Committee recommended APPROVAL.	

g	DC/16/4741/FUL Proposed First floor front extension 1 Surrey Road
Committee recommended APPROVAL.	

h	DC/16/4819/ADI 2no Fascia Signs 1no Projecting Roundel 66 Hamilton Road
Committee recommended APPROVAL.	

358. 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.

359. CORRESPONDENCE

- a) DC/16/2778/OUT - Land North of Walton High Street.** Committee were advised that amended plans for this application had been received. The amendment concerned the rebuild and refurbishment of the stable block. The Clerk advised he had consulted with the Chairman, who had in turn consulted with the three ward councillors involved. Following which the Clerk had responded on behalf of the Committee in the following way:

“Having confirmed in writing that the only change from the original documents is concerning the rebuild and refurbishment of the stable block, FTC are accordingly are happy to confirm that we welcome that, and would refer you to our original comments in respect of the application as a whole. We would ask that any approval decision contain a condition along the lines: “Approval is subject to the repair and reconstruction of barn 3 being undertaken and completed in accordance with the Heritage statement addendum.”

- b) DC/16/4539/TEL - Felixstowe Lawn Tennis Club.** Notification of a permitted development order for the installation of radio equipment ancillary to existing telecommunications mast. Committee had no comments or objections.

- c) **Sizewell C – Stage 2 Consultation.** Notification of pre-application consultation running from 23 November – 3 February on proposals for Sizewell C and the invitation to send two representatives to a corresponding briefing event taking place on 6 December. The Chairman advised that he would be attending the briefing session on behalf of Suffolk Coastal District Council. Members instructed the Clerk to offer the places to all Town Councillors on a first-come-first-served basis.

- d) **DC/16/4483/FUL – 15 Cliff Road.** SCDC Planning Officer advised that, further to Committee’s comments on the application, a revised scheme which sought to remove the 2m high frontage boundary fence and reduce the rear fence to 2m had been submitted. On this basis Committee was content to recommend approval.

- e) **ENF/2016/0338/USE, Alleged Use of Caravan for Permanent Residential Accommodation, Storage Land and Garage, Micklegate Road.** Confirmation that a Planning Contravention Notice had been served on the site owners in response to an alleged breach of planning permission.

Committee NOTED the above correspondence and approved the actions taken.

360. CLOSURE

The meeting was closed at 10.55am. The date of the next meeting was noted as being Wednesday 14 December 2016, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____