

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 23 August 2017** at **9.15am**.

PRESENT: Cllr S Bird (Vice-Chairman) Cllr Jon Garfield
Cllr S Gallant Cllr D Savage
Cllr Jan Garfield Cllr S Wiles

OFFICERS: Mrs D Frost (Deputy Town Clerk)
Mrs C A Page (Planning Administration Officer)

In the absence of the Chairman, Vice-Chairman Cllr Stuart Bird in the chair.

IN ATTENDANCE: 4 Members of the public.
Mr Roger Abbott, Felixstowe Chamber of Trade of Commerce

177. PUBLIC QUESTION TIME

The Chairman advised that he would invite the members of the public to make their representations immediately prior to the application being considered.

178. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber, Cllr G Newman, Cllr A Smith** and **Cllr K Williams**.

179. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr D Savage	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)
Cllr S Bird Cllr S Wiles	All	Local Non-Pecuniary (as Members of Suffolk County Council)
Cllr Jan Garfield	182(d)	Local Non-Pecuniary (as Chairman of the Felixstowe Society)

180. REQUEST FOR DISPENSATION

There were none.

181. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee Meeting held on 9 August 2017 be signed by the Chairman as a true record.

182. PLANNING APPLICATIONS

At the direction of the Chairman, Committee heard from the members of the public attending in relation to application (d) and considered this application first.

Concerns raised by the public centred on the issues relating to the vast changes in the appearance of Bala Cottage compared to the original application. It was pointed out that since the approval of the initial plans the floor space had increased and the inclusion of habitable accommodation on the ground floor was a flood risk.

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/17/3211/FUL Proposed development of the land between Treetops and Candlet Road to construct a total of 6 new dwelling houses with associated hard and soft landscaping including new access road from Treetops - as well as the construction of an acoustic bund wall and fence to the perimeter of the site adjoining Candlet Road. Land between Treetops and Candlet Road
Committee recommended APPROVAL. However, Members voiced their concerns that the land at the eastern end of the site did not appear to be in the curtilage of the proposed dwellings and therefore Members seek assurance on who would be responsible for ongoing maintenance of this land.	
b	DC/17/3268/FUL Change of Use of land for the storage of caravans (resubmission of DC/16/4127/COU). Cowpasture Farm, Gulpher Road
Committee recommended APPROVAL with the proviso that the siting of the caravans is strictly within the boundary of the proposed site.	
c	DC/17/3431/FUL Replacement of existing slate roof covering with Clay roman tiles - only applies to the main house. Amended scheme with reduced works. Ridley House, Maybush Lane
Committee felt that this amended application albeit with a reduced area of clay barrel tiles did not preserve and enhance this unique building in the Conservation Area and therefore recommended REFUSAL.	

d	<p>DC/17/3271/VOC Variation of Conditions 2 & 3 of Planning Consent DC/14/0848/FUL - Extension to form third storey of accommodation - Conditions to be amended to confirm approval of the works as built. Condition 3 to be amended to refer to materials and finished as indicated on the approved drawings. Bala Cottage, The Ferry</p>
<p>In consideration of the numerous variations of the approved plans of DC/14/0848/FUL of 2014, Committee had regard to the following three issues:</p> <p>1) The approved plans provided a ground floor containing no habitable rooms, however the revision now includes a bedroom and a studio. In recognition of the fact that this is a high risk flood area, most recently severely flooded in 2013, committee consider this to be contrary to planning policy.</p> <p>2) Committee note that the original approved plans contained open verandas and balconies on both the ground and first floors. It was noted that these have been enclosed along part of their length on both floors. This significantly detracts from the Edwardian style and character of the original Bala Cottage and is contrary to DM21.</p> <p>3) The alterations from the approved plans are extensive and significant. These include major alterations to the fenestration pattern and elevation treatments. Consequently the entire appearance of the building bears no resemblance to the approved plans. Committee feels that this difference would warrant a new planning application rather than a request to vary conditions.</p> <p>Therefore Committee recommended REFUSAL</p>	
e	<p>DC/17/2379/ARM Approval of Reserved Matters of Outline Application DC/14/3432/OUT - Demolition of existing building and construction of 5 dwellings with access and garaging (Outline). This is not an environment impact assessment application. Condition no. 1 - The siting of all buildings and the means of access thereto from an existing or proposed highway. The design of all buildings, including the colour and texture of facing and roofing materials. Landscaping - a plan showing materials to be used for paved and hard surfaces and the finished levels in relation to existing levels. The provision to be made for the parking, loading and unloading of vehicles The alignment, height and materials of all walls and fences and other means of enclosure. The provision to be made for the storage and disposal of refuse. Condition no. 3 - Details of area for manoeuvring and parking of vehicles. Refer to drawings 17.53/100 & 101. Condition no. 5 - Details of areas to be provided for storage of refuse and regarding bins. Refer to drawings 17.53/100 & 101 Penfold Road</p>

Members noted the proposed installation of a mirror within the site. Members felt this did not alter the Committee's previous concerns regarding the proposed access and egress arrangements to the parking area, which were likely to cause vehicles stopping/reversing on to a public highway when confronted by a vehicle leaving the access. Committee therefore recommended REFUSAL

f	DC/17/3055/FUL To build a Porch 4660mm long X 1840mm Wide on the side of the property, made of brick and to match height of existing bungalow. 89 Roman Way
Committee recommended APPROVAL	

g	DC/17/3299/FUL Proposed detached garage. 22 Tomline Road
Committee recommended APPROVAL	

h	DC/17/3318/FUL Change of use of first and second floor to single residential flat. 9A Cobbold Road
Committee recommended APPROVAL	

i	DC/17/3471/FUL Construction of a minimum 1.0m width concrete footpath to run immediately landward of a rock armour revetment. Installation of a 2.1m high steel palisade fence at the cliff toe, to the landward side of the footpath, with 3 lockable gates to allow access for adjacent landowners to the footpath. A steel modular guardrail to be installed to protect users of the footpath from the rock revetment hazard. Timber access steps of 1.0m width will be installed at each end of the footpath to enable beach to path access. Brandeston, Golf Road
Committee strongly welcomed this application which would significantly enhance the tourist offer and therefore recommended APPROVAL	

183. 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.

184. CORRESPONDENCE

There was none.

185. CLOSURE

The meeting was closed at 11.30am. The date of the next meeting was noted as being Wednesday 6 September 2017, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____