

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 25 April 2018** at **9.15am**.

PRESENT: Cllr S Bird (Vice Chairman) Cllr Jon Garfield
Cllr N Barber (*to item 635b*) Cllr D Savage
Cllr Jan Garfield Cllr S Wiles

OFFICERS: Mr A Tadjrishi (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: Cllr T Green
Mrs S Morrison, Administration Assistant
Mr Roger Abbott, Felixstowe Chamber of Trade and Commerce
4 members of the public

630. PUBLIC QUESTION TIME

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

631. APOLOGIES FOR ABSENCE

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

Apologies in advance of having to leave the meeting early were received from **Cllr N Barber**.

632. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird 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)

633. REQUEST FOR DISPENSATION

There were none.

634. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee Meeting held on 11 April 2018 be signed by the Chairman as a true record.

635. PLANNING APPLICATIONS

At the direction of the Vice Chairman, Committee heard from a member of the public attending in relation to application (a).

Concerns were raised regarding the height and appearance of the proposed building and the loss of light and privacy to residents in High Road West. Concern was also raised regarding the access to the underground car park in High Road West and the impact it would have on an already busy area and nearby school.

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/18/0580/FUL Construction of new public house, (use Class A4) and 24 new apartments. Pharmacy At Central Surgery, 201 Hamilton Road
<p>In principle Committee had no objections to a public house with residential accommodation above on this site. However, it was resolved to recommend REFUSAL on the following grounds:</p> <ul style="list-style-type: none">• Members felt that four-storeys of accommodation above the ground floor was not appropriate given the scale and of nearby buildings and therefore the proposals contravened policy DM21(a);• The design is not in keeping with the historic buildings in the immediate vicinity and should be revised to ensure a more complementary style;• Committee had concerns about the proposed balconies to the north elevation overlooking properties on High Road West and it was noted that in each case these were second balconies to apartments which would also have a balcony to the west, this is contrary to policy DM23(a);• Committee notes that, as in previous iterations of the scheme, the orientation is such that the entrance to the public house and beer garden is to the east elevation, whereas if it were situated to the south it would benefit from an improved relationship to an attractive and busy public square with a pleasant south facing aspect;• Committee was extremely concerned that not only is there no provision being made for affordable housing, but also that in no submission or report from the application had any reasons for justification for the lack of affordable housing provision been made.	

Committee also noted and were concerned of an error in the Design and Access Statement which indicated an incorrect description of the number of residential apartments on each floor.

Cllr N Barber left the meeting at 9.56am.

b	<p>DC/18/1062/FUL Remove existing balcony to front and ground floor structure. New two storey and single storey extension to the front with new balcony areas to first floor. New pitched roof in place of existing flat roof to main house and garage, new mono-pitch roof to outbuildings to rear.</p> <p>101 Cliff Road</p>
<p>Committee recommended APPROVAL</p>	

c	<p>DC/18/1541/FUL Cladding to walls above plinth line, New doors and windows, Replacement roof covering of Tesla Glass Solar slates in slate finish, Porch extension.</p> <p>Homeleigh, Marsh Lane</p>
<p>Committee recommended APPROVAL.</p>	

d	<p>DC/18/1387/DEM Prior Notification Application - Demolition - National Grid proposes the dismantling of gasholders and associated redundant infrastructure.</p> <p>Former Gasworks Site, Walton Avenue</p>
<p>Committee NOTED this application.</p>	

e	<p>DC/18/1528/AME Non-Material Amendment on application DC/17/4435/FUL - To remove flat roof to existing side projection and erect pitch hipped roof, and change window to rear elevation for double doors - Roof tiles originally described as 'Red Rosemary' but this should have been Ash Black. Will be utilising as many existing Ash Black tiles as possible, and supplementing remainder with Greystone tiles (photograph attached).</p> <p>17A Beatrice Avenue</p>
<p>Committee recommended APPROVAL.</p>	

f	DC/18/1415/FUL Dropped kerb and new access. 47 High Road East
Committee understand that the proposed access is contrary to Suffolk County Council’s Highways Guidelines and therefore refer SCDC to those comments.	

g	DC/18/1405/TPO To fell Holm Oak causing structural damage to property and paving, and interfering with highway traffic. Holm Oak, 44A Brook Lane
Committee requested that this application be referred to the District Council’s Arboricultural Officer as no plan or evidence had been received detailing the claim that the tree is causing structural damage.	

636. APPEALS

Committee noted the following appeals:

- a) **DC/17/2050/FUL** Erection of a 1½ storey dwelling – **40 King Street**
- b) **DC/17/4325/OUT** Outline application for one dwelling on land to the side of the house – **3 Estuary Drive**
- c) **DC/17/3895/OUT** Outline application for one dwelling – **Land to the rear of 114 High Road West**

637. 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.

638. CORRESPONDENCE

There was no correspondence.

639. CLOSURE

The meeting was closed at 10.55am. The date of the next meeting was noted as being Wednesday 9 May 2018, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____