

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 26 July 2017** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr Jon Garfield
Cllr S Bird (Vice-Chairman) Cllr G Newman (*to item 150a*)
Cllr S Gallant Cllr D Savage
Cllr Jan Garfield Cllr S Wiles

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

IN ATTENDANCE: Mr Roger Abbott, Felixstowe Chamber of Trade of Commerce
Mr Sam Metson, Bidwells

144. PUBLIC QUESTION TIME

There were none.

145. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber and Cllr K Williams**.

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

146. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr D Savage Cllr A Smith	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)
Cllr S Bird Cllr G Newman Cllr S Wiles	All	Local Non-Pecuniary (as Members of Suffolk County Council)

147. REQUEST FOR DISPENSATION

There were none.

148. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 12 July 2017** be signed by the **Chairman** as a true record.

149. PLANNING APPLICATIONS

At this point in the meeting, the Chairman invited Mr Sam Metson, Partner, Planning (Bidwells), to address Committee in respect of planning application DC/16/2778/OUT Land North of High Street, Walton (Walton North).

With reference to a copy of his letter to SCDC Planning from Bidwells in respect of Affordable Housing provision for the above planning application, Mr Metson advised that the costs associated with the development made the provision of one third affordable housing unviable. Committee noted that these costs included the provision of the new link road, two new roundabouts and utility diversions required to enable it, relocation of the rifle range onto the alternative site, foul sewerage capacity upgrades, a new noise attenuation bund and extensive areas of landscaped open space. The District Council's viability advisor had subsequently concluded that 24% affordable housing was the maximum that can be provided on this site. Following further discussion, Committee supported the proposal which would result in 92 affordable homes being provided on this site and the Clerk was asked to confirm this to Suffolk Coastal District Council with the strict condition that all parties undertake to provide this number with no discussion as to viability for this site in future.

Committee then considered the following planning applications received since the last meeting and RESOLVED to submit the following observations to Suffolk Coastal District Council:

During the consideration but prior to the vote for item a) below, at 10.15am, Cllr G Newman left the chamber.

a	<p>DC/17/2789/FUL Conversion of the existing late Victorian Guest House into 5 self-contained flats within a courtyard style development. The property is currently used as rented bedsits for local workers and contains an active and independent ground floor restaurant run by the Guest House proprietor. Creation of 3 x 2 bedroom self-contained flats and 1 x 1 bedroom self-contained flat through conversion, and extension / alteration of the rear 1980's addition. The proprietor's existing ground floor flat is to be retained and renovated as part of the proposal.</p> <p>Dorincourt Guest House 41 Undercliff Road West</p>
	<p>The Town Council carefully considered this application, both in respect of the provisions within policy FPP20 and the fact that permission was granted in 2015 (under DC/15/1753/FUL) to allow a change of use from a guest house to a residential property.</p> <p>Committee recognised that design of the proposal appears to be of good quality and supported the juxtaposition of the modern addition to the historical existing building within the Conservation Area. Taking all the factors in to account, on balance, Committee recommended APPROVAL. Committee also considered the response of the County Council Highways but did not believe that this was appropriate at this seafront location in view of the availability of on-street and substantial car parking nearby; a matter which has been recognised when other applications in this area have been considered previously.</p>

b	DC/17/2994/FUL Side and rear extensions. 12 Chaucer Road
Committee recommended APPROVAL.	

c	DC/17/3020/FUL Extensions. Amended scheme to that approved under DC/15/3978/FUL. 75 Seaton Road
Committee recommended APPROVAL.	

d	DC/17/2823/FUL The proposed development is the change of use of the existing abandoned retail Unit (Class A1) to a proposed Cafe (Class A3). Unit 2 Morrison Supermarket Grange Farm Avenue
Committee recommended APPROVAL. Committee however noted that Environmental Protection had proposed restrictions on opening hours but could see no valid reason why these should be less than the hours permitted at the neighbouring supermarket.	

e	DC/17/2881/ADN 1 off non-illuminated fascia sign, 1 off non-illuminated projecting sign, reverse applied digitally printed graphics. 115 Hamilton Road
Committee recommended APPROVAL.	

f	DC/17/2912/TCA Front garden on boundary with Premier Inn 1 x self set sycamore, fell to ground level. Reason: The tree is of low amenity value, it is a poor specimen and causing damage to our property and fouling telephone wires. The tree is 1.2m from the property, it is approx.12m in height, spread of 3.5m and trunk girth of 49cm circumference. 3 Undercliff Road West
Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.	

g	<p>DC/17/2959/TCA Trees numbered s per application & site plan rear garden T1 Holm Oak : Top & front branch hanging over garden reduce back by 20 to 30%, Left hand side (lower branch) over neighbour reduce back to trunk T2 Holm Oak: Top reduce back by 20 to 30% (shape to remain), right hand side (over garden) reduce back by 20% The 2 trees are beginning to encroach on the garden creating an environment where nothing will grow underneath.</p> <p>Maytree House 60 Maybush Lane</p>
<p>Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council’s Arboricultural Officer.</p>	

h	<p>DC/17/2837/TCA Trees on north side of site (3no. Sycamore, 1no. Lime) to be pollarded at 2m. Trees next to driveway (3no. Acacia, 3no. Sycamore, 1no. Eucalyptus) - to be reduced by 50%.</p> <p>Wadgate House 50 Princes Road</p>
<p>Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council’s Arboricultural Officer.</p>	

150. 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.

151. CORRESPONDENCE

The Town Clerk advised of the following correspondence:

a) Location of Haul Road for development at Walton Green South

The Clerk referred to Committee’s recent letter sent to SCDC asking that the relative risks of potential access roads are reviewed as Committee felt that the risks posed by the shared access route with the school were unacceptably high in comparison. The Clerk confirmed that he had been invited to attend a meeting on 10th August with SCDC, SCC and Barratt Homes, it was hoped that a resolution would be reached before the schools return after the summer break.

b) Archiving and Disposal of Planning Documents

The Clerk informed Committee that the archiving of old planning papers held at the Town Hall was now taking place. Felixstowe Society had volunteered to sort through the documents on the basis that they be retained if they related to a Listed Building, major development (over 10 dwellings), or were deemed contentious/of local history interest. Any papers marked for retention would then be held at the Felixstowe Society’s Archive at Felixstowe Museum with all others being disposed. Committee were advised that a record of retained documents was being kept on a spreadsheet at the Town Hall.

- c) Proposed grant application to Highways England for one 50kW Rapid charger (30 minute EV charge time) covering two car parking spaces in either North or South Martello Car Parks.**

Further correspondence was received concerning the siting of 50kW rapid chargers in Felixstowe. The Clerk was asked to write to SCDC to confirm that Committee was broadly in support of the provision of EV charging points in all car parks in Felixstowe, subject to proper reinstatement of highways/surfaces following any installation works.

RESOLVED that the correspondence be noted.

152. CLOSURE

The meeting was closed at 11.37am. The date of the next meeting was noted as being Wednesday 9 August 2017, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____