

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 1 May 2019** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) *to item 613(d)* Cllr M Jepson
Cllr S Bird (Vice Chairman) Cllr G Newman *to item 613(d)*
Cllr S Gallant Cllr D Savage
Cllr Jan Garfield Cllr K Williams
Cllr Jon Garfield

OFFICERS: Mr A Tadjrishi (Town Clerk)
Mrs S Morrison (Planning Administration Assistant)

IN ATTENDANCE: Cllr M Deacon and four members of the public

In advance of formal business the Chairman welcomed everyone to the meeting and paid tribute to Members that were retiring or who may not be returned to the Council as a result of the forthcoming election. Members gave vote of thanks to the Council's staff and the Chairman for his dedicated service to the Planning & Environment Committee.

608. 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.

609. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber**.

Cllr A Smith and Cllr G Newman gave apologies in advance of needing to leave the meeting at 10.25am to attend to other business.

610. 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	All	Local Non-Pecuniary (as a Member of Suffolk County Council)

611. REQUESTS FOR DISPENSATION

None.

612. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 10 April 2019 be signed by the Chairman as a true record.

613. PLANNING APPLICATIONS

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

Committee noted strong public concerns around the applicant's apparent return to a scheme layout similar to an application submitted in 2014. Objections centred on the issues perceived to be brought about by the orientation of the public house entrance to the east and proposed location of a beer garden to the north, in close proximity to residential properties and an infant school on High Road West. Cllr M Deacon commented on the shared desire to balance the desire to rejuvenate Great Eastern Square, but not at the expense of the neighbours.

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/19/1292/FUL Proposed Public House 201 Hamilton Road
<p>Whilst the Town Council fully supports the regeneration of this site and, in broad terms, accept the principle of a public house at this location, Committee recommends REFUSAL on the following basis:</p> <p>As proposed, the plans do not make good use of the site and appear to have been developed in isolation with no real understanding of how the pub will relate to its surroundings. In particular, the orientation of the pub will be severely detrimental to residential amenity to its neighbours on High Road West with its proposed beer garden to the north. It is critical that no opening fenestrations or doors be approved to the northern elevation.</p> <p>Committee believes that these issues can be easily overcome by a reorientation of the design, which it otherwise welcomes. Committee notes that previous proposals submitted by the application have demonstrated that it is eminently possible to configure the public house so that its main entrance faces Great Eastern Square, maximising this sunny aspect and presenting a positive interface with this public square. Its current guise, with a service entrance and otherwise blank elevation adjoining the square, is unacceptable.</p>	

b	DC/18/5140/FUL Erection of first floor extension over cafe to accommodate two flats with entrance hall off Undercliff Road West 47 Undercliff Road West
Committee recommended REFUSAL. Committee is not against the principle of first floor flats in this location, however the design and colour scheme is antipathetic to the Conservation Area as it neither preserves nor enhances the character in this area. This part of the town has seen ongoing investment and significant enhancement.	

c	DC/19/1463/FUL Proposed two storey rear extension with replacement detached garage and new driveway with dropped kerb to front of property. 39 Crescent Road
Committee recommended APPROVAL.	

At 10.25am the Chairman Cllr A Smith and Cllr G Newman left to attend a prior meeting. Cllr S Bird in the Chair.

d	DC/19/1559/FUL Construction of a two storey side and rear extension (rear balcony). New pitched roofs over garage, main house and single storey side block. Modifications to windows and external materials. Refer to plans for full description. 2 The Pines
Committee recommended APPROVAL.	

e	DC/19/1524/FUL Proposed part two storey/part first floor side extension 6 Gleneagles Close
Committee recommended APPROVAL.	

f	DC/19/1329/VOC Variation of Condition No(s) 2 & 3 on Application Reference Number: DC/17/4377/FUL Date of Decision: 22/12/2018 Parking configuration changed and to keep the existing outbuilding. Lindley House, 28 Leopold Road
Committee recommended REFUSAL on the basis the proposed revised plan would prevent cars manoeuvring on site. The original application was approved on the grounds of the removal of the building.	

g	<p>DC/19/1476/FUL Two flats with amenity space 3 Margaret Street</p>
<p>Committee recommended REFUSAL. The proposed flats would by virtue of their siting, layout, scale & height have a detrimental impact on the amenity of neighbouring residents by reason of overlooking/loss of privacy, loss of light and overshadowing & loss of outlook and intrusive/overbearing impact.</p>	
h	<p>DC/19/1328/FUL Conversion of front garden area into 4 space car park, with modified crossover location. Cliff House Chevalier Road</p>
<p>Committee recommended REFUSAL . The proposed front parking area is out of character with the locality and would be harmful to the street scene. The proposal therefore fails to preserve or enhance the character of Felixstowe Conservation Area and is contrary to the NPPF Suffolk Coastal District Core Strategy & Development Management Policy DPD 2013 Policies SP1(j) , SP15, DM23.</p>	
i	<p>DC/19/1272/PN3 Prior Notification Application - Conversion of offices on first and second floor only to two self-contained flats - no external fenestration changes First And Second Floor 104 Hamilton Road</p>
<p>Committee made NO COMMENT</p>	
j	<p>DC/19/1393/ARM Approval of Reserved Matters on application DC/18/1825/OUT (Outline proposal for one dwelling on side gardens) 25 Springfield Avenue</p>
<p>Committee recommended APPROVAL</p>	
k	<p>DC/19/1335/FUL Change of use of land outside residential curtilage into hardstanding between No 6 and No 43 which is adjacent to 43 Treetops Felixstowe IP11 9ER, double garage driveway. 43 Treetops</p>
<p>Committee recommended REFUSAL as it may have implications on the future use with the potential of closing access for future developments.</p>	

I	<p>DC/19/1472/TCA Single twin trunk conifer tree within the allocated garden for Flat 2 10 Quilter road Felixstowe IP11 7JJ The tree is dominating the garden and blocking the sun for most of the day. Proposed works: to remove the tree to open up the area and make the garden a more usable space and to remove the risk of damage to surrounding area should the tree be subject to high winds</p> <p>Flat 2 10 Quilter Road</p>
<p>Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer</p>	

614. 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.

615. CORRESPONDENCE

There was none.

616. CLOSURE

As the Committee was not due to convene for another three weeks the Clerk reminded Members that there was existing delegation in place to consider any planning application that would be out of time for comments prior to the next meeting.

The meeting was closed at 11.25 am. The date of the next meeting was noted as being Wednesday 22 May 2019, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____