

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE meeting held at Felixstowe Town Hall on Wednesday 18 December 2019 at 9.15am.

PRESENT: Cllr A Smith (Chairman) Cllr M Jepson
 Cllr S Bird (Vice Chairman) Cllr M Morris
 Cllr S Bennett Cllr D Savage
 Cllr S Gallant Cllr S Wiles

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

IN ATTENDANCE: One member of the public

361. PUBLIC QUESTIONS

Committee heard from a member of the public regarding Persimmon Homes pre-application consultation on the Cowpasture Farm development and concerns as to the extent to which the emerging Local Plan policy for the North Felixstowe Garden Neighbourhood would have a bearing on the outcome. The Chairman advised that Members of the Town Council had relayed similar concerns to Persimmon as interaction with the wider masterplan would appear to be limited. The Chairman confirmed that the Committee would be pleased to share its formal consideration of the proposal once the full application was submitted.

362. APOLOGIES FOR ABSENCE

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

363. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr M Jepson	All	Local Non-Pecuniary (as Members of East Suffolk Council)
Cllr S Bird Cllr S Wiles	All	Local Non-Pecuniary (as a Member of Suffolk County Council)
Cllr S Gallant	365(e)	Local Non-Pecuniary (knows the applicant well)

As no Pecuniary declarations were made, there were no requests for dispensation.

364. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee Meeting held on 20 November be signed by the Chairman as a true record.

365. PLANNING APPLICATIONS

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

a	DC/19/4528/OUT Residential development of 10 units, alterations to existing vehicular access and associated external works and parking. Land At Junction With Garrison Lane And High Road West
Committee recommended APPROVAL subject to the applicant addressing the matters raised by Suffolk Highways in respect on appropriately safe vehicle access to the site.	
b	DC/19/4589/FUL Construction of two-storey detached dwelling, new vehicular access, associated landscaping 53 Rosemary Avenue
Committee recommended APPROVAL	
c	DC/19/4726/OUT Outline Application - proposal for one dwelling 44 St Georges Road
Committee recommended REFUSAL on the grounds of cramped form of development in contravention of DM7 (a), (b), (c) and (d) which would result in unsatisfactory backland development in relation to residential amenity, loss of privacy, the relationship to 2 adjacent properties, and inadequate curtilage for both host and new dwellings. In particular separations of apparently only some 17 metres between the rear and front principal elevations of the host and new properties or just 12m to the host conservatory, and also only some 14m to the existing neighbouring bungalow on Earls Close are clearly inappropriate. Similarly, for the same reason it does not accord with DM 23(a), (b), (c) or (e) in regard to overlooking, outlook, access to sunlight or the relationships between the 3 properties in question.	
d	DC/19/4616/FUL Proposed Conservatory & Rear Balcony 10 The Pines
Committee recommended APPROVAL	
e	DC/19/4729/FUL Proposed single storey rear & side extension 10 Kendal Green
Committee recommended APPROVAL.	
f	DC/19/4610/FUL Erection Of Single Storey Rear Extension 84 Ranelagh Road
Committee recommended APPROVAL.	

g	DC/19/4375/VOC Variation of Condition No 4 of DC/17/1928/FUL - To park 7 No. cars at basement level - Creation of new front and side balconies, alterations to fenestration, creation of roof-top terrace, relocation of car-lift port and amendments to approved car park layout Cliff House Chevalier Road
Committee recommended APPROVAL	

h	DC/19/4572/FUL Lift shaft for disabled person 93 Cliff Road
Committee recommended APPROVAL.	

366. PLANNING DECISIONS

RESOLVED that the decisions received from East Suffolk Council since the date of the previous agenda and up until the date of the agenda for this meeting be noted.

367. CORRESPONDENCE

Committee noted the following correspondence:

- i) Natural England Coastal proposed Coastal Path for the Deben Estuary from Felixstowe Ferry to Bawdsey.**
The map detailing the proposed coastal path from Felixstowe Ferry to Bawdsey was welcomed by Members.
- ii) ESC Planning Forum Invitation**
Committee agreed that Cllrs S Bennett and A Smith should attend the 24 January meeting on behalf of FTC.
- iii) East Anglia ONE and TWO Proposed Offshore Windfarms.**
Committee noted the proposed East Anglian ONE and TWO Offshore Windfarm Orders which were accepted 22 November 2019.
- iv) Appeal for DC/19/1907/FUL – Rubecon, 14 Marine Parade Walk.**
Committee noted the appeal with no further comment.
- v) Scheme of Delegation for DC/19/2948/FUL – 55-57 Hamilton Road.**
Committee noted that the Referral Panel had recommended the application be determined under the scheme of delegation without referral to the ESC Planning Committee.

368. CLOSURE

The meeting was closed at 10.40am. The date of the next meeting was noted as being Wednesday 8 January 2019, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____