

MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held ONLINE on Wednesday 05 August 2020 at 9.15am

PRESENT: Cllr S Bird (Chairman) Cllr M Jepson (*to item 177iv*)
Cllr A Smith (Vice-Chairman) Cllr M Morris
Cllr S Bennett (*to item 177iv*) Cllr D Savage
Cllr S Gallant Cllr K Williams (*to item 177iv*)

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

IN ATTENDANCE: Two members of public.

169. PUBLIC QUESTION

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

170. APOLOGIES

Apologies were received from **Cllr S Wiles**.

Cllr S Bennett, Cllr M Jepson and Cllr K Williams gave apologies in advance of needing to leave the meeting at 11.45am to attend to other business.

171. 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	All	Local Non-Pecuniary (as Members of Suffolk County Council)

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

172. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 22 July 2020 be confirmed as a true record.

173. 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/20/2422/OUT Outline Application (Some Matters Reserved) - Residential development consisting of a pair of three bedroom semi-detached houses, 2 No detached two bedroom bungalows and a detached three bedroom house. Demolition of existing storage building and formation of upgraded vehicular access onto the High Street Land To The Rear Of 361-377 High Street Walton
Committee recommended APPROVAL. However, we have had discussion around the access via Hawkes Lane and would ask that some mitigation be considered prior to the full application stage.	
B	DC/20/2441/FUL Trial for demountable concrete blocks to create a sand platform between groyne 105 and 106 in front of the Spa Pavilion, Felixstowe The Spa Beach The Promenade
Committee recommended APPROVAL but ask whether consideration could be given to improving access for disabled people and families.	
C	DC/20/2677/FUL Alterations and extension to form mixed use development comprising Retail (Use Class A1), Restaurant/Cafe (Use Class A3) and 9 self contained flats (Use Class C3) Police Station 32 High Road West
Committee recommended APPROVAL.	

During the following application, the Chairman invited representation from a member of the public. Committee noted concerns about the proposal's impact on sense of space and place afforded by the original development and its uncomfortable position within the street scene, citing DM7 and DM21. Furthermore, concerns were raised about the proximity between the habitable rooms between the existing property and those in the South facing aspect of this proposed dwelling.

D	DC/20/2559/FUL Erection of chalet bungalow (detached) 41 Westmorland Road
Committee recommended REFUSAL and believe this be overdevelopment of the site. Separation between the host and proposed dwelling appears to be around 12-13m, in contravention of DM7(a) as it would result in a cramped form of development out of character with the area or streetscene. Furthermore, Committee felt that the proposal contravenes DM7(c) as it is not well related to adjacent properties and appears to be designed in isolation; DM21(a) as it does not relate well to the scale and character of the surroundings particularly in terms of their siting, height, massing and form; and, DM23(e) as it would have a poor resulting physical relationship with other properties.	

E	DC/20/2452/FUL Construction of single-storey dwelling and construction of new access. 130 Mill Lane
<p>Committee recommended REFUSAL on the grounds of DM23 e) the resulting physical relationship with other properties, namely the host; DM7 c) the proposal is well related to adjacent properties and not designed in isolation; d) appropriate provision is made for a reasonable size curtilage for the existing buildings and proposed dwelling.</p> <p>Committee drew attention to the minimal amenity space for proposed dwelling and question the adequacy of the provision for parking at the host dwelling.</p>	
F	DC/20/2532/FUL Single storey detached dwelling and new driveway connection to un-adopted access road Land At York Road
<p>Committee recommended REFUSAL and believe the proposal would contravene DM23 a) privacy/overlooking; b) outlook; e) the resulting physical relationship with other properties which would result in an inappropriate form of backland development, with no direct access to a public highway, and be poorly related to the existing pattern of development in the area.</p>	
G	DC/20/2571/FUL Two storey extension 8 Gulpher Cottages Gulpher Road
<p>Committee recommended APPROVAL.</p>	
H	DC/20/2676/VOC Variation of condition(s) 2 of application DC/15/0332/FUL - Conversion of redundant buildings to new dwellings, erection of new flat to site frontage and erection of car ports and associated car parking 38-40 Victoria Street
<p>Committee recommended APPROVAL.</p>	
I	DC/20/2644/FUL Construction of a single storey rear extension 5 Norman Close
<p>Committee recommended APPROVAL.</p>	

J	DC/20/2505/FUL Change of Use of house (Use Class C3) to a large HMO (Use Class Sui Generis). 102 Garrison Lane
Committee recommended REFUSAL. Based on the information provided, Committee had concerns that at least one room (room 3) would only have access to light from an internal corridor. Moreover, Committee believe that 8 rooms would give inadequate amenity to the occupants, lead to over intensification of the site and contravene DM5 a) as it will have an adverse impact on external character of the dwelling and location and DM5 c) residential parking and amenity.	

K	DC/20/2752/FUL Proposed loggia Old Thurlow Golf Road
Committee recommended APPROVAL.	

L	DC/20/2640/FUL Proposed Dropped kerb 62 High Road West
Committee recommended APPROVAL.	

174. PLANNING DECISIONS

Members present noted 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.

175. PREMISES LICENCE APPLICATION: CUPPA, 81 HIGH ROAD WEST, IP11 9AB

The Clerk outlined the application for the supply of alcohol (on & off sales) Monday to Thursday 12:00 to 17:00, Friday & Saturday 12:00 to 23:00.
Committee supported this application.

176. ESC CONSULTATIONS ON TEMPORARY PAVEMENT LICENCES

RESOLVED that authority be delegated to the Clerk, in consultation with the Chairman of the Planning & Environment Committee, to respond to consultations on Temporary Pavement Licence applications on behalf of Felixstowe Town Council.

177. CORRESPONDENCE

Members considered the following correspondence:

i) Licence Variation: Breez, 18 Undercliff Road

Members considered a proposed licence variation to extend the supply of alcohol (off sales) from 06:00-02:00 to 00:00-24:00 and late night refreshment (inside and outdoors) from 23:00-02:00 to 23:00-05:00, every day.

Committee objected to the variation and raised concerns about the impact on residential amenity of a proposed extension to 5am for late night refreshments due to the proximity of neighbouring dwellings and anti-social behaviour at this location.

ii) Woodland Trust Tree Charter Day 2020

It was agreed that this matter be referred to the Town Council's Climate Emergency Group for further consideration.

iii) Memorial Bench Policy

The Clerk reported that ESC was seeking views on a new policy for Memorial Benches and memorial plaques.

Agreed that the draft policy be circulated to Town Councillors for feedback.

At this point in the meeting, being 11.45am, Cllrs Bennett, Jepson and Williams left to attend to other business.

iv) Changes to Planning Legislation

The Chairman gave a summary of the incoming legislation that would bring changes to the Use Classes Order and new permitted development rights to demolish and rebuild housing; extend buildings upwards to provide flats; and for homeowners to extend upwards.

Committee were concerned by these proposals and requested that Chairman write to the MP for Suffolk Coastal to ask that its concerns about the proposal to extend permitted development rights for homeowners to extend properties upwards be raised in Parliament.

178. CLOSURE

The meeting was closed at 12.00am. The date of the next video-conference meeting was noted as being Wednesday 19 August 2020, 9.15am.

Date: _____

Chairman: _____