

MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held ONLINE on Wednesday 27 May 2020 at 9.15am

PRESENT: Cllr S Bird (Chairman) Cllr M Jepson
Cllr A Smith (Vice-Chairman) Cllr M Morris (*to item 22*)
Cllr S Bennett Cllr D Savage
Cllr S Gallant Cllr S Wiles (*to item 19c*)

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

IN ATTENDANCE 1 member of the public.
Mr R Abbott (Felixstowe Chamber of Trade & Commerce)

15. PUBLIC QUESTION TIME

A member of the public enquired about the process by which the Town Council would be responding to the East Suffolk Council Local Plan Main Modifications Consultation, as they were representing a local campaign group which would wish to understand what common ground it might share with the Committee on some of the matters therein. The Chairman advised that, whilst the topic was on the agenda for this meeting, the Committee's response would be developed over the next few meetings and at this stage Members would be scoping the process. The member of the public later expressed some concerns that the district council's housing numbers had been found to be too high by the inspector and that this may be something to consider in terms of the housing being proposed for Felixstowe.

16. APOLOGIES

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

Cllr S Wiles gave apologies in advance of needing to leave the meeting at 11.00am to attend to other business.

Cllr M Morris gave apologies in advance of needing to leave the meeting at 11.45am to attend to other business.

17. DECLARATIONS OF INTEREST

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

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

18. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning Application Review meeting held on 6 May 2020 be confirmed as a true record.

19. 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/20/1666/FUL Demolition of ancillary Buildings and Plant and the Change of Use and Subdivision of Main Building from B1(c) Business Use to Mixed Business Uses, including B1(a) Office, B1(c) Light Industrial, B8 Storage and ancillary A3 cafe. Creation of new Vehicular Access onto Carr Road, new car parking and alterations to elevations to existing building to create new openings. Former Itron Factory Carr Road
<p>Whilst Members would welcome the potential creation of employment at this site, Committee recommends REFUSAL for the plans as presented.</p> <p>Committee noted the proposal to sub-divide and change the use of this site and finds it regrettable that the planning statement makes no reference to the relevant planning policies. It was noted that HGV movements are accommodated in the proposal, but the application makes no reference to the estimated daily number of HGV movements. Clarification is required on the likely impact, particularly given the nearby residences and the residential nature of the roads leading to the site.</p> <p>Committee accept the proposed hours of operation for internal working but believe that there should be strict limits on delivery or dispatch times. Members also concur with the comments of SCC Highways with regards to visibility splays and safe access for pedestrians and cyclists.</p> <p>Committee is concerned that the proposal to introduce B8 (storage uses) would contravene Policies FPAAP11 and the emerging Suffolk Coastal Local Plan Polices SCLP4.3 and SCLP12.9 (c), (d) and (g) and recommends REFUSAL.</p>	

b	DC/20/1603/FUL New welfare hub to include 3No cabins positioned on paving slab base to accommodate storage, wc's and coffee hut. Incl. 3m high anti climb security fencing to perimeter plus security lighting. Seaton Recreation Ground Seaton Road
Committee welcomes this proposal and recommends APPROVAL. However, we would like ESC Officers to explore the possibility of making at least one of the toilets suitable for disabled users.	

c	DC/20/1685/FUL Proposed loft conversion to single storey detached dwelling incorporating roof terrace 24 Cliff Road
Committee recommended REFUSAL. Whilst Committee has no objection in principle to the proposed loft conversion, it considers the roof terrace to be in clear contravention to DM23(a) privacy and overlooking due to the unacceptable infringement on neighbouring properties of 26 Cliff Road and Bracklin.	

At this point, 11am, Cllr S Wiles left the meeting.

d	DC/20/1790/FUL Construction of a single storey dwelling 40 King Street
Committee recommended APPROVAL.	

e	DC/20/1815/FUL Two Storey Rear Extension Old Felixstowe House Marsh Lane
Committee recommended APPROVAL	

f	DC/20/1808/FUL Side extension to existing 2 storey semi-detached house. 14 Ferry Lane
Committee recommended APPROVAL	

g	DC/20/1807/VOC Variation of condition(s) 2 of application DC/18/1958/FUL - (Proposed development of the land between Treetops and Candlet Road to construct a total of 3 new dwelling houses with associated hard and soft landscaping including new access road from Treetops.) Land Between Treetops And Candlet Road
Committee recommended APPROVAL	

h	DC/20/1727/FUL To render the front elevation of the property, part of the left side and the small area of the front extension facing the front. This would be in keeping with surrounding properties and more aesthetically pleasing to the eye. 1 St Georges Road
Committee recommended APPROVAL	

f	DC/20/1841/TCA To fell Bay Laurel in rear boundary and growing at base of neighbour's garage. 69 Princes Road
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

20. 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 be noted.

21. CORRESPONDENCE

Members noted the following:

- i) **Appeal APP/X3540/W/20/3247339 ref. REFUSAL of DC/19/2783/FUL
40 King Street**
Committee noted that the application had been refused and the applicant has appealed.
- ii) **DC/20/1205/LBC – The Old Hall 37 High Road**
Committee noted correspondence from E Limmer, Design & Conservation Officer advising that there would be a site inspection prior to determination of the application not to replace the chimney on the east elevation of this Listed Building.
- iii) **Seafront Gardens Litter Bins**
Committee considered the choice of Bins to be placed in the Spa Gardens to replace the broken metal bins. The Committee preferred the Glasdon jubilee 100 (square style) which were made from recycled plastic.

At this point, 11.45am, Cllr M Morris left the meeting.

22. SUFFOLK COASTAL LOCAL PLAN MAIN MODIFICATIONS CONSULTATION

The Chairman briefed the Committee on the Suffolk Coastal Local Plan Main Modifications Consultation which had been published subsequent to the report of the Planning Inspector. Following a discussion, it was agreed that the Clerk would summarise the modifications being proposed which were relevant to Felixstowe and report this to all Members prior to the next meeting. This matter

would be a standing item on the Agenda until 8 July. Members suggested that an additional meeting could be considered, should the number of planning applications requiring consideration constrain the agenda.

RESOLVED that the Committee would consider a summary of main modifications relevant to Felixstowe at the following meeting.

23. CLOSURE

The meeting was closed at 12.10am. The date of the next video-conference meeting was noted as being Wednesday 10th June 2020, 9.15am.
