

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held
ONLINE on Wednesday 27 January 2021 at 9.15am**

PRESENT: Cllr S Bird (Chairman) Cllr M Morris (*to item 448*)
Cllr A Smith (Vice-Chairman) Cllr D Savage
Cllr S Bennett Cllr S Wiles
Cllr S Gallant (*to item 445g*) Cllr K Williams (*to item 448*)
Cllr M Jepson (*to item 445i*)

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

IN ATTENDANCE: Mr R Abbott, Felixstowe Chamber of Trade and Commerce
Two members of public.

440. PUBLIC QUESTIONS

A member of the public spoke raising objections to DC/21/0018/FUL on the grounds of aesthetics and scale of the proposals, with concerns that the property would be used for commercial purposes. Members noted that there was a business link to the property but the application did not refer directly to the property being used for business purposes.

441. APOLOGIES FOR ABSENCE

There were no apologies for absence.

Apologies were received from Cllr S Gallant, Cllr M Jepson, Cllr M Morris and Cllr K Williams in advance of having to leave the meeting at 11.00am, 11.25am, 11.40am and 11.40am respectively to attend to other business.

442. 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 a Member of Suffolk County Council)
Cllr D Savage	444(j)	Local Non-Pecuniary (as a Trustee to OFCA)
Cllr S Wiles	444(j)	Local Non-Pecuniary (as having supported the application via his SCC Locality Budget)
Cllr K Williams	444(a)	Local Non-Pecuniary (as the applicant is known)

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

443. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 13 January 2021 be confirmed as a true record.

444. 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/21/0018/FUL Single storey extensions and first floor extensions to front, side and rear elevation 41 Westmorland Road
<p>Committee recommended REFUSAL on following grounds:</p> <p>The proposal appears to be contrary to SCLP11.1 para. (b) as it does not demonstrate a clear understanding of, or complement, the local character and distinctiveness of this estate. Furthermore, with reference to SCLP para. (c)i-iv, the proposal does not relate well to the scale and character of its surroundings; will impact the existing neighbourhood layout; and, due to its massing and design, does not relate well to the street scene at Westmorland Road and Wrens Park.</p> <p>We are also concerned about the impact on residential amenity, with reference to SCLP11.2 para. (e) and its physical relationship with other properties.</p> <p>If ESC is minded to approve the application, Committee asks that clarification be sought from the applicant as to any intended business use prior to determination. Care must be taken to ensure that any business or other use of the property does not impinge on residential amenity.</p>	
B	DC/21/0016/FUL Loft conversion to existing bungalow. New first floor addition to front/side and new two-storey addition to rear/side. New covered walkway. 3 Eagles Close
<p>Committee had regard to the proposed development's relationship with the existing properties and its distinctive design element but on balance considered it acceptable on planning terms and recommended APPROVAL.</p>	

C	<p>DC/21/0046/FUL Demolition of the existing single and two storey rear extensions and rear external staircase, and construction of a new single storey and two storey extensions and external stair to provide artist studio space ancillary to the art gallery space at ground floor and enlarged ancillary living accommodation at first floor level.</p> <p>Hamilton Cottage Bent Hill</p>
<p>Committee recommended APPROVAL and welcomed this delightful improvement to the Conservation Area.</p>	

D	<p>DC/21/0144/FUL Single storey pitched and flat roof extension to rear of house. Existing flat roofed garage extended to front.</p> <p>14 Brook Lane</p>
<p>Committee recommended APPROVAL. We do note however that no floor plans or dimensions were included in the application.</p>	

E	<p>DC/21/0137/FUL Alterations to roof to form first floor accommodation</p> <p>39 Colneis Road</p>
<p>Committee recommended REFUSAL with reference to SCLP11.1 para. (c)i-iii and considered that the proposal does not relate well to the scale and character of its surroundings; does not fit in well with the existing neighbourhood; and, due to its height and massing, does not relate well to the street scene.</p>	

F	<p>DC/20/5206/FUL Erection of first-floor front extension, and single-storey side/rear extension (following removal of existing conservatory)</p> <p>86 Roman Way</p>
<p>Committee recommended REFUSAL. We have no objection in principle to the extension but do object to the proposed materials which we believe are in contravention to SCLP11.1 para. (c)v as not appropriate to the local context.</p>	

At this point, 10.57am, Cllr S Gallant left the meeting.

G	<p>DC/21/0076/FUL Side Extension</p> <p>30 Cage Lane</p>
<p>Committee recommended APPROVAL</p>	

H	<p>DC/21/0193/FUL Proposed rear single storey extension</p> <p>103 King Street</p>
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Committee recommended APPROVAL

At this point, 11.25am, Cllr M Jepson left the meeting

I	DC/21/0050/FUL To add and additional single unit on the 4th floor within the existing roof space. Also to include a single window and 3 no roof lights. All changes are outlined in red on the listed numbers below. All services and utilities exist. 7 North Sea Road
Committee welcomed the addition of this 1 bedroom unit and recommended approval. However, we draw ESC’s attention to the inaccurate address in the application and ask that this be corrected for the record.	

J	DC/20/5235/FUL To build a wheel chair/disabled access ramp at Old Felixstowe Community Centre (OFCA) Old Felixstowe Community Centre Ferry Road
Committee recommended APPROVAL	

K	DC/21/0222/TCA 3 x Sycamore to be pollarded to 3 meters in height. To reduce the size of trees on a steep bank next to property. 2 x Hawthorn to be pollarded to reduce size. 1 x Elderflower to be removed. The Hermitage Undercliff Road East
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council’s Arboricultural Officer.	

445. 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.

446. SUFFOLK DESIGN STREETS GUIDE CONSULTATION

The Clerk outlined the Suffolk Design Streets Guide Consultation, which included reference to adopting of highways, provision of cycle lanes suitable for different types of cyclists and electric vehicle charging points. Members agreed that the consultation document should be reviewed by a group of Committee Members, with an invitation for all Town Councillors to participate in the review, prior to a draft response being prepared for approval at the next Committee meeting.

RESOLVED that the Town Clerk, Cllrs S Bennett, D Savage and A Smith be delegated the authority to draft a response to the consultation document and present this to Committee at its next meeting in order that the Town Council may respond by the 10th February deadline.

447. CORRESPONDENCE

RESOLVED that the following correspondence be noted:

- i) The Government's approval of Natural England's Coastal Path proposals from Shotley Gate to Felixstowe Ferry had been published. The Clerk would send the link for the report to all Councillors.
- ii) The Chairman reported on his attendance of the ESC South Planning Committee where the Candlet Road development had been considered. It was noted that both he and Cllr M Deacon raised issues relating to surface and foul water drainage, the provision of play equipment (it was agreed that there would be six items for each age group) and renewable energy. The application had received approval by a small margin.

At this point, 11.40am, Cllr M Morris and Cllr K Williams left the meeting to attend other business.

448. CLOSURE

The meeting was closed at 11.47am. The date of the next meeting was noted as being Wednesday 10 February 2021, 9.15am. The Chairman gave his apologies for this meeting and it was noted that the vice-chairman, Cllr A Smith, would be in the chair.

Date: _____

Chairman: _____