

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held
ONLINE on Wednesday 10 June 2020 at 9.15am**

PRESENT: Cllr S Bird (Chairman) Cllr M Morris
Cllr A Smith (Vice-Chairman) Cllr D Savage
Cllr S Bennett Cllr S Wiles (*to item 41a*)
Cllr S Gallant (*from 41c*) Cllr K Williams
Cllr M Jepson (*to item 43*)

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

IN ATTENDANCE 3 members of the public.

37. PUBLIC QUESTION TIME

A member of the public enquired whether the agenda would include a discussion on the East Suffolk Council Local Plan Main Modifications Consultation. The Chairman advised that the topic was on the agenda for this meeting and the Committee's response would be developed over the next few meetings.

38. APOLOGIES

Apologies were received from **Cllr S Gallant** who was attending another meeting but would join once available.

Cllr S Wiles gave apologies in advance of any intermittent internet issues which might affect his attendance.

Cllr M Jepson gave apologies in advance of needing to leave the meeting at 11.40am to attend to other business.

39. 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)
Cllr S Bennett	40(b)	Local Non-Pecuniary (as close family member is a neighbour to the application property)

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

40. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning Application Review meeting held on 27 May 2020 be confirmed as a true record.

41. 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/20/1867/FUL Proposed refurbishment, extension and part conversion of existing retail premises to provide a refurbished retail unit at ground floor and 14 new flats, with associated landscaping and cycle parking. Reconfiguration of ground floor service accommodation fronting Highfield Road, demolition of roof and internal fabric to existing 1st and second floor. 55 Hamilton Road
<p>Committee recommended APPROVAL. Whilst we regret that there is no affordable housing provision in this scheme. Members noted that this new application addressed each of the areas that the previous application was refused, in particular, the retention of the access through the retail unit from Highfield Road, the service bay, retaining the entirety of the ground floor as retail, the reduction in height of the building from the first application and the preservation of the front and rear elevations in the Conservation Area.</p> <p>Committee ask that the retention of the pedestrian access from the rear of the retail unit is made a condition on approval, given the important contribution this link provides for the vitality of the town centre.</p>	

At this point, 10.15am, Cllr S Wiles left the meeting.

B	DC/20/1893/OUT Outline application for one dwelling on land to the rear of 21 Fleetwood fronting Dellwood Avenue 21 Fleetwood Avenue
Committee recommended APPROVAL.	

Cllr S Gallant joined the meeting at this point, 10.40am.

C	DC/20/1717/FUL Replacement Dwelling Former Spindrif Ferry
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Committee recommended REFUSAL. Committee noted that this site has been subject to two recent previous applications but felt that this application would contravene DM23 where it relates to (b) outlook; (e) the resulting physical relationship with other properties; DM21 (a) the scale and character of their surroundings particularly in terms of siting, height, massing and form; the emerging Local Plan policy SCLP 12.11 and Felixstowe Peninsula Area Action Plan FPP17 and the impact on the unique character of Felixstowe Ferry.

D	DC/20/1885/FUL Extension for disabled family members: 1. Mother 2. Brother Note (brother is registered blind, and this is an extension (not an annex) as it has the same address/postcode/letter box Hooper House High Road East
Committee recommended APPROVAL, subject to it being a conditioned that this not be permitted to become a separate dwelling.	

E	DC/20/1986/VOC Variation of Condition No.2 of DC/18/2537/FUL to be revised as follows: The development hereby permitted shall be completed in all respects in accordance with the Drawing nos. 5566/2C, /5A, /6A and /7A, received on 278th May 2020. Part Rear Gardens And Part Of Allotment Site Rear Of 62 To 80 High Road West
Committee recommended APPROVAL	

F	DC/20/1794/FUL Single Storey Extensions with New Wall & Replacement Cladding 1 College Green
Committee recommended REFUSAL. The proposed cladding and obtrusive wall would significantly harm the setting of this iconic development and its purposefully designed timber framing in the Conservation Area. Therefore it is contrary to NPPF paragraph 172 ".	

G	DC/20/1803/FUL Installation of 11 No. replacement windows into existing apertures Flat 1 60 Leopold Road
Committee recommended APPROVAL	

H	DC/20/1873/TPO 2no. Holm Oaks to front of property: Following recent sudden loss of leaves and evidence of fungal infection: Either to be felled if it is clear the trees are dying, or reduce and shape if the trees are still viable. 10 Maybush Lane
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Committee would consider that the loss of either of these trees would be a significant loss to the local environment. We would therefore ask that East Suffolk Council's Arboricultural Officer explore every possibility to retain these two trees with felling as a last resort.

I	DC/20/1865/TCA T1 - silver birch - remove epicormic growth, crown lift to 3.5m and reduce crown height and spread by 1.5m and shape. T2 - whitebeam - in terminal decline - fell to near ground level and herbicide with eco plugs Dinsdale Court Undercliff Road West
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Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.

42. 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.

43. CORRESPONDENCE

Members noted the following:

- i) DC/20/1205/LBC – The Old Hall 37 High Road**
Committee noted correspondence from E Limmer, Design & Conservation Officer advising of her site inspection recommending not to replace the chimney on the east elevation of this Listed Building. Committee agreed.
- ii) Beach Station Yard**
The Clerk reported that since this item was raised there had been little or no activity on this site, it was deduced that it must have been railway activity.
- iii) Seafront Signs**
Clerk reported that Norse were working on the Seafront Gardens and that some of the signs were being updated. He would share a photo of the signs with members once he received them.
- iv) ESC Strategic Planning**
The Chairman gave a brief report on the meeting held on 4 June, in which he noted that that there had been 2291 applications from April 2019 to March 2020 of those 295 had been referred to the referral panel. 39 were automatically referred, 36 were referred to Committee. 96.5% were delegated which met the Government guidelines of 90% of plans being decided by delegated authority. He noted the figures for appeals of the 18 appeals 15 were dismissed and 3 allowed.

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

44. **SUFFOLK COASTAL LOCAL PLAN MAIN MODIFICATIONS CONSULTATION**

Due to the time, the Chairman suggested that this item be deferred to a future meeting. Members requested that an extraordinary Committee meeting be convened to focus on this item as the number of planning applications being regularly considered placed constraints on the usual agenda.

RESOLVED that an extraordinary Planning meeting would be convened to consider this consultation.

45. **CLOSURE**

The meeting was closed at 12.07am. The date of the next video-conference meeting was noted as being Wednesday 24th June 2020, 9.15am.

Date: _____

Chairman: _____