

541. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 17 April 2024 be confirmed as a true record.

542. PLANNING APPLICATIONS

The Chairman said that Committee would look at 542d first as there were two members of public wishing to speak on this item.

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

D	DC/24/1196/FUL Erection of replacement dwelling Marenia The Ferry
Committee recommends REFUSAL we have concerns that this dwelling is not a like for like replacement as described in the application We understand that the footprint of the proposed dwelling is larger than the existing dwelling. Furthermore, the proposed side window overlooking the neighbouring property (Knol Cottage) will be in a different position and will cause unacceptable overlooking to the neighbour and is therefore contrary to policy SCLP 11.2 para a. We understand that the new dwelling will use an existing septic tank shared with the neighbour originally this was designed to take foul water from toilets only, but will now be used for all foul water from the proposed dwelling which we are concerned will exceed its capacity. Additionally, it is alleged that the new dwelling maybe used as a holiday let and not a residential dwelling as described.	
A	DC/24/1230/VOC Variation of Condition 4 of DC/16/2778/OUT to delay the construction of the new Candlet Road junction and roundabout from 100 dwelling occupations to 150 dwelling occupations. This is in order to avoid road closures during the summer season and instead ensure those works can be during a period of lower traffic. Condition 4 to be amended to state: Prior to the occupation of the 100th dwelling, details of the Candlet Road roundabout junction are to be submitted and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved Candlet Road roundabout junction shall be laid out and constructed in its entirety prior to the occupation of the 150th dwelling. Land North Of Walton High Street
Committee recommended APPROVAL.	

Cllr A Folley left at 10.37.

B	DC/24/1020/OUT Outline Application (All Matters Reserved) - Demolition of Auction House and erection of 7 dwellings Diamond Mills Auction House Orwell Road
Committee recommended APPROVAL.	

Cllr Folley returned at 10.45

C	DC/24/1141/FUL Construction of detached single-storey dwelling and formation of new vehicular access onto Gleneagles Close Land East Of Number 97 Colneis Road
<p>Committee strongly recommends REFUSAL. Whilst we recognize that the proposed dwelling has been designed in such a way that the site could accommodate it, this application fails to recognize the significant amenity value that this open space gives to the immediate residents and the wider community. Specifically, the application does not recognize the character of this housing development as designed with open amenity spaces, we therefore feel that this application is contrary to SCLP 11.1 para b & e and SCLP 5.7 para a & c. Furthermore, the site contains 7 established trees, whilst we recognize that these trees do not have the protection of a TPO or by being located in a conservation area, none the less they are of significant amenity value and support biodiversity. Additionally there is no evidence that any of the trees are diseased or dangerous, therefore, this application is contrary to NPPF para 180 (a) and SCLP 10.1 which covers Biodiversity and Geodiversity.</p>	

Following a ten-minute adjournment, the meeting resumed at 11.12am

E	DC/24/1184/VOC Variation of Condition No. 2 of DC/23/1986/FUL - Demolition of existing garages and erection of 6 flats with associated external works and access. - Installation of air source heat pumps, which require units to be added to the elevations. - Relocation of cycle storage from the ground floor of the building to a detached storage building on the adjacent site. (This is subject to approval of a current planning application DC/24/1055/FUL) Glenfield Court Glenfield Avenue
Committee recommended APPROVAL.	

F	DC/24/1142/FUL Construction of single-storey link-detached dwelling, together with associated alterations to existing dwellings of 4 and 6 The Downs Land East Of 4 - 6 The Downs
Committee recommended APPROVAL.	

Cllr Wiles left the meet at 11.42

G	DC/24/1175/FUL Garage, utility and conservatory extensions 6 Lodge Farm Drive
Committee recommended APPROVAL.	

H	DC/24/1174/ROC Removal of Condition on Planning Permission C7642 (Continuation of use of property as two flats together with renovation works and retention of bathroom extension at first floor level) - Remove condition which states 'The property shall not be used other than as two self contained flats for the beneficiary or beneficiaries of organisations by providing accommodation for the elderly'. 45 Gainsborough Road
Committee recommended APPROVAL.	

I	DC/24/1172/ROC Removal of Condition on Planning Permission C7640 (Continuation of use of property as two flats together with retention of bathroom extensions on both floors) - Remove condition which states 'The property shall not be used other than as two self contained flats for the beneficiary or beneficiaries of organisations by providing accommodation for the elderly'. 9 Felix Road
Committee recommended APPROVAL.	

Cllr S Bennett left at 11.52am.

J	DC/24/1132/FUL Replace roof of the main part of the building with a mansard roof. Change second floor internal layout. Replace the two second floor balconies with a single terrace Bligh Manor The Ferry
Committee recommended APPROVAL.	

K	DC/24/1178/P3MA Change of use only from veterinary practice to residential - no works 83 Queens Road
Committee recommended APPROVAL.	

L	DC/24/0698/FUL Single storey rear and side extension 3 Looe Road
Committee recommended APPROVAL.	

543. PLANNING DECISIONS

RESOLVED that the decisions on planning applications by East Suffolk Council notified to the Town Council since the previous meeting be noted.

544. CORRESPONDENCE

None

545. CLOSURE

The meeting was closed at 12.05pm It was noted that the next meeting was scheduled to take place on Wednesday 22 May 2024 at 9.30am.

Date: _____

Chairman: _____