

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE meeting held at Felixstowe Town Hall on Wednesday 23 September 2015 at 9.15am

PRESENT: Cllr A Smith (Chairman) Cllr Jan Garfield
Cllr Jon Garfield (Vice Chairman) Cllr D Savage
Cllr S Bird Cllr S Wiles

OFFICERS: Mr A Tadjrishi (Town Clerk)
Mrs R Jones (Estates Officer)

IN ATTENDANCE: Mr N Newton (SCDC Arboricultural and Landscape Manager)

221. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber, Cllr S Gallant, Cllr G Newman and Cllr K Williams.**

222. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr A Smith Cllr S Bird Cllr D Savage	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)

223. REQUESTS FOR DISPENSATION

There were none.

224. CONFIRMATION OF MINUTES

It was RESOLVED that:

The Minutes of the Planning & Environment Committee Meeting held on 9 September 2015 be signed by the Chairman as a true record.

225. ARBORICULTURAL MATTERS

The Chairman welcomed Nick Newton, SCDC Arboricultural and Landscape Manager, to the meeting. Mr Newton gave a presentation to Committee on the law and local policy with regards to Tree Protection Orders and Trees in the Conservation Area, in particular where this applied to Committee's consideration of planning applications.

It was RESOLVED that the presentation be received and Members thanked Mr Newton for the informative session.

226. PLANNING APPLICATIONS

Committee considered the following planning applications received since the last meeting and **RESOLVED** to submit the following observations to Suffolk Coastal District Council:

a)	DC/15/3542/TPO T1 Lime - To be felled because of heavy lean towards house and lifting of root flare. T2 Sweet Chestnut - 2 -2.5m. crown reduction, crown lift to 4m. to reduce risk of windthrow and allow better garden clearance. 1 Cliff Court
Committee recommended APPROVAL subject to all work taking place under the supervision of the District Council's Arboricultural Officer.	
b)	DC/15/3318/TCA 2 Alders and 1 Oak tree - Height reduction of up to 3 metres. Trees are all in a group adjacent to my boundary 5 Brownlow Road
Committee had no objections to the works.	
c)	DC/15/3235/FUL Convert swimming pool to garden room with tiled skylight roof. Remove roof to existing study and replace with higher tiled roof. 2A Rosemary Avenue
Committee recommended APPROVAL.	
d)	DC/15/2906/FUL Replacement dwelling Gilrest The Ferry
Committee recommended REFUSAL for the following reasons: a) the proposals are contrary to policy DM3 (para. a) in relation to the scale of replacement buildings in the countryside; and, b) in terms of the strong, although eclectic, character of this row of dwellings we feel that the bulk, mass and height of the proposed dwelling would be over-dominant and thereby unacceptably intrusive and damaging to that character.	
e)	DC/15/3469/FUL Convert a victorian house back to domestic use 3A Constable Road
Committee recommended APPROVAL.	

f)	DC/15/2469/VOC Variation of Condition 2 of Planning Consent DC/14/1054/VOC incorporating design amendments to the scheme approved, including a reduction in the size of the building and an additional area of timber open deck on the southern side. The Pier Undercliff Road West
Committee recommended APPROVAL.	

g)	DC/15/3478/FUL HGV Depot with Vehicle Maintenance Unit and associated parking Plateau C Clickett Hill Road Trimley St Mary
Committee recommended APPROVAL and strongly welcomes this enhancement to Felixstowe's logistics offer.	

h)	DC/15/3630/FUL Removal of double concrete sectional garage and replacing it with log type wooden garage. Same dimensions but new one higher roof line. 8 St Edmunds Road
Committee recommended APPROVAL.	

i)	DC/15/3522/FUL Proposed Single Storey Rear Extension 22 Penfold Road
Committee recommended APPROVAL.	

j)	DC/15/2935/FUL Removal of defective conservatory, although with retention of walls/floor, and erection of replacement sunroom The Coach House Hamilton Gardens
Committee recommended APPROVAL.	

k)	DC/15/2887/FUL Proposed new dwelling to side of existing flats 18 Beatrice Avenue
<p>Committee noted the amendments to the external finishes and small increase to the side access width to 850mm but see no reason to change it opinion to the comments previously submitted.</p> <p>Committee therefore recommended REFUSAL on the basis that:</p> <p>a) Beatrice Avenue has distinctive architecture and we believe the proposed development is contrary to Policies SP15 Landscape and Townscape and DM21 in that it does not sit comfortably in the distinctive and attractive street scene of Beatrice Avenue, a</p>	

gateway to the town. The proposed extension is cramped in form and would damage the architectural balance of the existing purpose-built design forming the two maisonettes.

b) It would be an unacceptable loss of residential amenity to both the existing maisonettes at ground and first floor levels by virtue of loss of light and also by an overbearing presence in respect of the limited curtilage of the No 22 Beatrice Avenue.

c) We believe the very narrow access way to the proposed unit which appears to scale at some 850mm is inadequate both in terms of safe access and egress, disabled access and the ability to move large pieces of furniture and equipment.

227. PLANNING DECISIONS

Committee NOTED the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda.

228. FELIXSTOWE PENINSULA AREA ACTION PLAN

The Clerk advised that the public consultation for the Preferred Options stage of the Area Action Plan had been announced as being 19 October – 30 November 2015. Committee would therefore be able to consider any the document at its meeting of 21 October and make any recommendations to Council to consider at its meeting of 11 November.

RESOLVED that the update on the Felixstowe Peninsula Area Action Plan be noted.

229. CORRESPONDENCE

Following Committee's comments on application DC/15/0931/FUL (Development of 13 No New Dwellings plus Parking and Amenity Space at Adastral Close), revised plans had been submitted. The new plans had addressed Committee's concerns in regard to the pair of semi-detached bungalow but not the pair of semi-detached maisonettes. The Chairman advised that he had reiterated the importance of this with the planning officer.

Committee NOTED the correspondence received and action taken.

230. CLOSURE

The meeting was closed at 11.35am. The date of the next meeting was noted as being Wednesday 7 October 2015, 9.30am at Felixstowe Town Hall.

Date: _____

Chairman: _____