

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE meeting held at Felixstowe Town Hall on Wednesday 5 December 2018 at 9.15am.

PRESENT: Cllr A Smith (Chairman) Cllr Jan Garfield
Cllr A Bird Cllr Jon Garfield
Cllr S Gallant

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

371. PUBLIC QUESTIONS

None.

372. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber, Cllr M Jepson, Cllr G Newman, Cllr D Savage and Cllr K Williams.**

373. DECLARATIONS OF INTEREST

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

374. REQUEST FOR DISPENSATION

There were no requests for dispensation.

375. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 21 November 2018 be signed by the Chairman as a true record.

376. 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	<p>DC/18/4692/AME Non Material Amendments of DC/16/3776/ARM - Submission of reserved matters pursuant to outline planning permission DC/13/3069/OUT for the creation of 197 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space - Creation of a hipped roof design for the new homes at the southern end of the site. Southern Part Of The Site Land West Of Ferry Road Residential Centre</p>
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Committee recommended REFUSAL on the basis that the application should not be considered non-material in nature.

Committee noted that there have been a number of other ‘non-material amendment’ applications for this site, which had not been supplied for consultation, the cumulative effect of which will result in a major change to the design and quality of the overall development.

In the case of this particular application, Committee does not consider the proposed amendments to be non-material as the high-quality design proposed in the reserved matters application will be largely destroyed, resulting in a utilitarian approach.

This is particularly evident in the case of Flat Block E, whereby the original oast-house design will end up having lost all distinctiveness in favour of a characterless block, on the pretext of addressing public concerns over roof heights. The loss of balconies, characterful elevations and variegated brick patterns are further examples of the design deficiencies in this application.

Given the current emphasis to design in large estates, a diminution in the quality of design and build on this site would be highly regrettable and Committee ask SCDC to allow no further changes.

b	<p>DC/18/4740/FUL Single storey rear extension. 49 Gainsborough Road</p>
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Committee recommended APPROVAL

c	<p>DC/18/4627/FUL Removal of existing side entrance porch and erection of new single storey extension 2 Knights Close</p>
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Committee recommended APPROVAL

d	DC/18/4860/FUL Single Storey Rear Extension 46 Lynwood Avenue
Committee recommended APPROVAL	

e	DC/18/4452/FUL Rear conservatory on existing rear elevation 97 Garrison Lane
Committee recommended APPROVAL	

f	DC/18/4772/FUL Rear extension incorporating room in roof 65 Seaton Road
Committee recommended APPROVAL	

g	DC/18/4764/FUL Replacement flat roof with 2no. lantern rooflights 38 Newry Avenue
Committee recommended APPROVAL	

h	DC/18/4791/PNH Householder Prior Notification - Proposed kitchen 49 Links Avenue
Committee had NO OBJECTIONS	

i	iDC/18/4833/FUL Proposed brickwork boundary wall fronting Golf Road and Marcus Road Friarscroft Marcus Road
Committee recommend APPROVAL	

j	DC/18/4658/FUL Change of use from converted garage to hair salon 34 Chester Road
Committee was unable to consider this application due to insufficient information from the applicant. Committee requests that appropriate documentation to be resubmitted and provided.	

377. PLANNING DECISIONS

RESOLVED that the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of the agenda for this meeting be noted.

378. CORRESPONDENCE

The Chairman provided a verbal report having recently attended the Innocence Farm Stakeholders Workshop. Members noted that all relevant local parish councils had been represented. The Chairman advised that the meeting had been informative and constructive. The developer's latest proposals reflected a reduction in scale of the operations on the site, with smaller haulage operations and dedicated landscaping to the eastern boundary. A number of concerns were raised in relation to the impact on the environment and neighbouring communities and there had been a consensus from all the community stakeholders present that, were the site to be developed, there would be a need for a dedicated junction to be provided at the outset to enable access to the site directly from the A14.

379. CLOSURE

The meeting was closed at 10.39am. The date of the next meeting was noted as being Wednesday 19 December 2018, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____