

MINUTES of the PLANNING & ENVIRONMENT COMMITTEE meeting held at Felixstowe Town Hall on Wednesday 16 January 2019 at 9.15am.

PRESENT: Cllr S Bird (Vice-Chairman *in the chair*) Cllr M Jepson
Cllr S Gallant Cllr G Newman
Cllr Jan Garfield Cllr D Savage
Cllr Jon Garfield

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

421. PUBLIC QUESTION

None.

422. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber, Cllr A Smith,** and **Cllr K Williams.**

423. DECLARATIONS OF INTEREST

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

424. REQUEST FOR DISPENSATION

There were no requests for dispensation.

425. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 19 December 2018 be signed by the Chairman as a true record.

426. PLANNING APPLICATIONS SUBMITTED UNDER DELEGATED POWERS

It was **RESOLVED** that the comments submitted to Suffolk Coastal District Council by the Clerk, in accordance with delegated authority, for applications received since the date of the previous agenda with a deadline for response prior to the date of this meeting be noted as received.

427. 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/19/0004/VOC Variation of Condition(s) 1 of Planning Permission 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. Land West Of Ferry Road Residential Centre Ferry
<p>Committee recommended REFUSAL.</p> <p>Committee noted that there have been a number of ‘non-material amendment’ applications for this site, the cumulative effect of which will result in a major change to the design and quality of the overall development.</p> <p>Committee considers that this proposal would lead to the high-quality design proposed in the reserved matters application being largely destroyed, resulting in a utilitarian approach.</p> <p>This is particularly evident in the case of Flat Block E, where Committee has previously noted and regretted the loss of the original oast-house design. Committee believes that this latest iteration has 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.</p> <p>It is particularly concerning to Members that all of the proposed changes are to the affordable housing provision on the site.</p> <p>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.</p>	
b	DC/18/4989/FUL Extensions and alterations to existing building to create a total of four residential units and four shop/office units (Existing workshop to be demolished). Re-submission of previously approved scheme C/10/2097 19 Manning Road
<p>Committee recommended APPROVAL</p>	

c	<p>DC/18/5097/FUL Construction of additional bedroom on first floor above existing rear ground floor extension. 75 Gainsborough Road</p>
<p>Committee recommended REFUSAL on the basis that the proposal would detrimentally impact on privacy of the neighbour at No.73 and is in contravention to DM23 (a), (b) and (e).</p> <p>Committee felt that the height of the proposed extension and the inclusion of windows on the western elevation will have an unacceptable impact on No. 73.</p> <p>Furthermore, Committee felt that the design of the proposed extension, in particular the use of white cladding, neither preserves nor enhances this property within the Felixstowe Conservation Area.</p>	
d	<p>DC/18/5231/FUL Proposed single storey rear extension 118 Langer Road</p>
<p>Committee recommended APPROVAL. Committee noted that the relevant drawings were not available on the planning portal.</p>	
e	<p>DC/18/5121/FUL Rear extension project with change of the look of the front elevation and front porch 10 Thorn Way</p>
<p>Committee recommended APPROVAL</p>	

428. 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.

429. SCDC LOCAL PLAN FINAL DRAFT CONSULTATION

It was noted that Council had delegated authority to the Planning & Environment Committee to submit a response on its behalf, as the consultation deadline was prior to the next Council meeting.

Cllr Jan Garfield and the Town Clerk reported attending a briefing on the consultation at SCDC on 11 January. Committee was advised that this stage was on the test of 'soundness'. It was agreed that a draft response be brought to the next meeting for consideration.

RESOLVED that the authority delegated by Council to respond to the consultation be noted; and, the Clerk be instructed to bring a draft response to the next meeting.

430. CORRESPONDENCE

The Town Clerk reported that he and the Mayor would be attending the briefing on Sizewell C Stage 3 Consultation on 22nd January and this matter would be brought as an agenda item at the next Committee meeting.

The Clerk reported correspondence received about the potential closure of the Marks and Spencer store on Hamilton Road. Members expressed their concerns over the possible loss of a key high street retail offer. The Mayor, Cllr Graham Newman, advised that he would be writing to Marks and Spencer to outline local concerns and seek assurances that all opportunities to retain the store can be considered prior to any final decision.

431. CLOSURE

The meeting was closed at 11.25am. The date of the next meeting was noted as being Wednesday 30 January 2019, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____