

**MINUTES** of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 20 June 2018** at **9.15am**.

**PRESENT:** Cllr A Smith (Chairman) Cllr M Jepson  
Cllr S Bird (Vice Chairman) Cllr G Newman (*from item 87*)  
Cllr S Gallant Cllr D Savage  
Cllr Jan Garfield Cllr K Williams (*to item 87d*)  
Cllr Jon Garfield

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

**IN ATTENDANCE:** 5 members of the public

**82. PUBLIC QUESTIONS**

The Chairman advised that he would invite members of the public to make their representations immediately prior to the application being considered.

**83. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr N Barber**.

**84. DECLARATIONS OF INTEREST**

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

**85. REQUEST FOR DISPENSATION**

There were no requests for dispensation.

**86. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 6 June 2018** be signed by the Chairman as a true record.

**Cllr G Newman** arrived at this point in the meeting.

**87. PLANNING APPLICATIONS**

At the direction of the Chairman, Committee heard from members of the public attending in relation to applications (a) and (b).

In respect of item (a) below, Committee noted public concerns about increased traffic, parking issues and possible hazards to pedestrians if driveways were permitted to be located in close proximity to the main site entrance.

In respect of item (b) below, Committee noted public concerns about detriment to residential amenity, parking issues, and scale of the proposals for two dwellings at this location in comparison to the outline approval which had been previously given.

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

<b>a</b>	<p><b>DC/18/1993/FUL</b>   Creation of 5 no. three and four bedroom detached houses plus associated driveways and parking that take access from Ferry Road (re-plan of the scheme approved as part of the reserved matters for the wider site).</p> <p><b>Plots 1, 2, 9, 10 And 11 Land West Of Ferry Road Residential Centre Ferry Road</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	

<b>b</b>	<p><b>DC/18/2206/FUL</b>   Construction of a pair of detached dwellings (revised scheme to previous permission DC/15/4268/FUL)</p> <p><b>1 &amp; 3 Margaret Street</b></p>
<p><b>Committee recommended REFUSAL. The site has a troubled planning history and in our view the approved plans under DC/15/4268/FUL are the most appropriate for the site. This new proposal, which increases the accommodation, clearly increases the massing of the building when compared to the original. Furthermore, there is a demonstrable need for two bedroom properties for which this is eminently suitable. Therefore the increase to three bedrooms does not service that need and only serves to intensify the use of the site.</b></p> <p><b>The proposal is also clearly more detrimental to the amenity of 199 Maidstone Road. We believe for those reasons this application is contrary to DM7 (cramped form), DM23 (physical relationship) and DM21(a) (size and scale/massing) and is not In keeping with the unique local street scene of James Boden Close, which has its own particular character, identity, and sense of community, which is highly valued by existing residents.</b></p>	

<b>c</b>	<b>DC/18/1834/OUT</b>   Outline Application to convert the two main existing buildings, as previously occupied by the Police, into a total of 18 apartments together with associated external works, landscaping and parking. The application also looks to demolish some existing outbuildings to allow for the provision of two new dwelling houses <b>Police Station 32 High Road West</b>
<b>Committee recommended APPROVAL. Committee greatly welcomes the use of this site as residential units, in particular the provision of 1 &amp; 2 bedroom accommodation. We note that 6 affordable properties are to be provided and ask SCDC to ensure that this provision is realised.</b>	

<b>d</b>	<b>Land DC/18/2280/ARM</b>   Approval of Reserved Matters of DC/17/1281/OUT - in accordance with scheme shown on drawings 3857/01B and 03B - for one dwelling <b>To The Rear Of 154 To 160 Grange Road</b>
<b>Committee recommended APPROVAL.</b>	

**At this point, Cllr K Williams left the meeting.**

<b>e</b>	<b>DC/18/2318/FUL</b>   To extend to rear of property for larger living room and kitchen <b>27 Lynwood Avenue</b>
<b>Committee recommended APPROVAL.</b>	

<b>f</b>	<b>DC/18/2334/FUL</b>   Proposed Single Storey Rear Extension <b>7 Lodge Farm Drive</b>
<b>Committee recommended APPROVAL.</b>	

<b>g</b>	<b>DC/18/2281/ADI</b>   Proposed Illuminated Projecting Sign <b>61 Hamilton Road</b>
<b>Committee recommended APPROVAL.</b>	

h	<p><b>DC/18/2291/FUL</b>   Currently the area on the first floor has historically been used as a cafe and the premises already holds an A3 licence for this purpose. The premises are currently closed. I am proposing to add an A5 licence to the property so that I can provide a Takeaway service as well as serving food on the premises. To facilitate this, I will be fitting a new kitchen and external ducting to control the odour and noise extraction from the kitchen</p> <p><b>Hamilton Tea Rooms 134 Hamilton Road</b></p>
<p><b>Committee recommended APPROVAL in principle for the change of use. However, as there was no information about the 2<sup>nd</sup> Floor Flat and whether it was occupied, Committee request that SCDC ensure that it establishes this and, if so, consider whether the proposed ducting arrangements are appropriate.</b></p>	
i	<p><b>DC/18/2199/FUL</b>   Proposed study, garage extension and internal alterations to two storey detached residence.</p> <p><b>1 Lansdowne Road</b></p>
<p><b>Committee recommended APPROVAL, but would like to draw attention to the re-use of a previous application, with incorrect details for current application.</b></p>	
j	<p><b>DC/18/2248/FUL</b>   Change of use of Ground Floor to A3</p> <p><b>104 Hamilton Road</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	
k	<p><b>DC/18/2323/FUL</b>   To extend for larger hall on Roman Way elevation</p> <p><b>85 Roman Way</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	
l	<p><b>DC/18/2393/TCA</b>   In rear garden: Bay tree to be reduced in height by 50% and shaped Silver Birch to be crown raised and reduced by 30%</p> <p><b>104 Ranelagh Road</b></p>
<p><b>Committee had NO OBJECTIONS to the proposed works subject to guidance of the District Council's Arboricultural Officer.</b></p>	

**88. 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.

**89. CORRESPONDENCE**

The Chairman advised that the District Council had reported that its Housing Land Supply Assessment covering the period 1st April 2018 to 31st March 2023 had now been published and was showing a housing land supply of 9.3 years.

**Committee NOTED the correspondence.**

**90. CLOSURE**

The meeting was closed at 11.19am. The date of the next meeting was noted as being Wednesday 4 July, 2018, 9.15am at Felixstowe Town Hall.

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Date: \_\_\_\_\_

Chairman: \_\_\_\_\_