



EAST SUFFOLK COUNCIL

PLANNING ADVISORY PANEL SOUTH – 5 MAY 2020

DECISIONS BY THE HEAD OF PLANNING AND COASTAL MANAGEMENT

The following decisions have been taken by the Head of Planning and Coastal Management under his delegated authority set out in Appendix 1 of Section E of Part 2 of the East Suffolk Council Constitution:

Application Number: DC/19/4442/FUL

Application Address: 1 College Green, Felixstowe, IP11 7AP

Advice provided by the Advisory Panel's Elected Members:

Members noted that the Town Council had recommended refusal contrary to the officer's recommendation for approval. The Advisory Panel accepted the revised plans for the extension but questioned the location and height of the proposed new wall and its impact on the amenity. The Advisory Panel accepted that wall would not have a huge impact on the street scene but needed reassurance that the wall would be of suitable quality and not be replaced by fencing of similar height. Subject to adequate conditions, Members agreed that the officer's recommendation should be supported.

Decision Made by the Head of Planning and Coastal Management:

That the application be APPROVED subject to the conditions listed in the report, amended as necessary to secure the provision of a wall on the boundary with the requirement that the wall is to be completed in all aspects.

Reason for Decision:

The Head of Planning and Coastal Management noted that the height of the new wall was 2m, same as existing, and was adequately set back from the road. The Ward Member had explained that the wall could not be considered to be a road hazard; the junction was open and wide with no issues with regard to visibility.

The Head of Planning and Coastal Management noted Members concerns including a reference to the quality of the wall. He was of the view that the development would be strictly in accordance with the plans and that the boundary would be a wall so it would not adversely affect the Conservation Area. This would ensure the integrity of

the site and the public street scene were respected. The conditions in the report covered both the hedge and materials and these would be strengthened to ensure appropriate development and quality. The Head of Planning and Coastal Management considered it was appropriate to stipulate that the wall should be in place before any occupation of the proposed extensions.

Any Declarations of Interest declared:

Councillor Deacon declared a Local Non-Pecuniary Interest as being a member of Felixstowe Town Council.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.

***Note:** Councillor Ceresa joined the meeting during the discussion on this item and therefore took no part in giving advice on the application.*

Application Number: DC/19/4510/OUT

Application Address: Land to the South side of Levington Lane, Bucklesham

Advice provided by the Advisory Panel's Elected Members:

The Advisory Panel noted that, although the site was outside of the defined physical limits boundary of Bucklesham and therefore departure from policy, the site was allocated with the emerging Local Plan as a sustainable location for development. Members further noted that the developer had consulted with the Parish Council and undertaken discussions with the Planning Policy Team through the Local Plan process.

Whilst expressing concerns about an increase in traffic with vehicles driving to the school which was located outside the village, Members noted that County Highways had raised no objections to the principle of the development or the access. The Advisory Panel welcomed the inclusion of bungalows and the affordable housing and believed permission should be granted. Comment was also made that the reserved matters application should come back to Committee.

Decision Made by the Head of Planning and Coastal Management:

That the application be APPROVED subject to the conditions listed in the report amended as necessary with regard to the boundaries and retaining the hedgerow, and the completion of a section 106 Agreement as detailed in the report.

Reason for Decision:

The Head of Planning and Coastal Management's view was that weight could be given to the emerging Local Plan as the site had been identified for development. The current consultation on the Main Modifications amended only a minor change to

the proposed policy wording to ensure adequate capacity for foul water. The concerns relating to the villagers going to the school were noted. However, the development would be a boost to the local community.

The Head of Planning and Coastal Management recognised the dialogue with the applicant and the locals, and that the concerns of the Parish Council had been mainly addressed. He was content to support the application subject to the conditions and Section 106 Agreement to ensure the delivery of affordable housing and the bungalows.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.

Application Number: DC/120/1212/FUL

Application Address: 164 Bell Lane, Kesgrave, IP5 1NA

Advice provided by the Advisory Panel's Elected Members:

Members noted that the Town Council had recommended refusal contrary to the officer's recommendation for approval. The Advisory Panel questioned the definition of an annexe and it was confirmed that, whilst the proposal was a separate modest dwelling, it complied with policy DM6. Members noted that any future requirement to turn the annexe into an independent dwelling would require planning permission and that would be enforced.

The Advisory Panel also commented that such an annexe could be used by either an elderly relative or a young person who lived with their parents. The Advisory Panel unanimously supported the recommendation for approval.

Decision Made by the Head of Planning and Coastal Management:

That the application be APPROVED subject to the conditions listed in the report.

Reason for Decision:

The Head of Planning and Coastal Management noted that other properties in the vicinity had buildings in their large rear gardens and the proposal being considered had no significant adverse effect on the amenity of neighbours. Its occupancy was covered by condition 4 in the report and the proposal was in accordance with the Council's policies.

Any Declarations of Interest declared:

None.

Any Declarations of Lobbying and Responses to Lobbying declared:

None.

Any Dispensation Granted:

None.