



PLANNING ADVISORY PANEL - UPDATE SHEET

5 May 2020

SOUTH AREA

Item 4 – DC/19/4442/FUL – Single storey extensions, detached garage with new wall at 1 College Green, Felixstowe, Suffolk IP11 7AP

Felixstowe Town Council Comments - We understand that the above application is due to be reviewed at the ESC Planning Advisory Panel on 5th May. Please note that since the proposed resin cladding to the exterior of the house has been removed from the application, the Town Council will not be seeking to make any further representations at this time. Committee's concerns had centred on the particular contribution made to the Conservation Area by the wooden detailing of properties in College Green and Members were pleased to see this element addressed.

Applicant Comments (via agent) : With regard to the above proposed development, my wife and I would like to take this opportunity to present our case for the development to be accepted as presented.

Family Background

My wife and I have lived at this house since it was built 20 years ago this year. In fact, we were the second family to move into the close. We have both just retired and, this being our forever house, we want to expand the ground floor plan to provide a greater living area as well as utilise, what is a material amount of wasted ground to the side of the property. Bringing an element of the side garden into the back garden by moving the existing side boundary wall a few metres, means we will be able to enjoy the later afternoon sun on the west of the property.

Planning Application

Our initial planning application was submitted on 13th November 2019 and since then discussions have taken place with the Planning Officer and the Conservation officer. Substantial changes have been made to the original plans and the ones now submitted are very different to the ones commented on. Particularly, I would point out that:

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1. The garage proposed for the front garden has been removed completely, despite no objections being received from the Highways Department.

2. The proposed extension of the existing side garden wall has been substantially scaled back, being moved closer to the house from the pedestrian walkway and reduced in length.

3. The proposed resin cladding has been removed from the application

4. The proposed side extension has been remodelled at the request of the planning officer and the roof design amended from pitch to lean to.

Further points I would like the Committee to note are:

5. The conservation officer notes proposals are neutral in the conservation area: no impact

6. Works are minor in nature being small scale domestic extensions

7. Contemporary materials can only enhance the variety and aesthetic

8. The nature of the works does not change the overriding nature of the architecture

9. The officers support the works

By making the above changes, we do not believe that the development will have a significant impact on the look and feel of the Close or the street scene as all of the elements that drew criticism have now either been scaled back or withdrawn on the advice of the planning officers.

On this basis, we would seek approval from the Planning Committee to proceed as presented.

Item 5 – DC/19/4510/OUT - The erection of up to 33 dwellings with associated landscaping, vehicular access and parking provision. All matters reserved aside from access at Land to the south side of Levington Lane, Bucklesham

Comments from Bucklesham Parish Council : With regards to the above Planning Application, at this stage of the proposed development and having studied the subsequent plans Bucklesham Parish Council see no reason to object in principal but wish to make the following comments in line with your planning considerations.

Manor Oak Homes requested a meeting with the Bucklesham Parish Council in September 2019. We were shown the outline of the proposals and we made some comments, observations and requests. It appears from the documentation attached to the Planning Application that our concerns were listened to as there have been some adjustments and assurances within the documentation.

We requested that some of the dwellings were bungalows and these have now been included. We requested the retention of the hedgerow and existing trees as much as is practically possible and this has been agreed. We also made our concerns known about the increased level of traffic on Levington Lane, and we were reassured that each new dwelling would have adequate car parking space in accordance with national guidelines, which would at least not add to the parking of vehicles on the lane.

Levington Lane has seen a huge increase in traffic in recent years, due to other developments in the village that have all adjoined the lane. In the last 25 years we have had 25 additional houses in

Field View (off Levington Lane), 8 additional houses in the Blundells (off Levington Lane) and 4 additional houses in Slip ponds (also off Levington Lane). The lane originally sited 65 houses, but we now have an additional 54 with these new developments. The increase in congestion is therefore obvious as the lane was not built to carry so much traffic. Many of the houses on Levington Lane do not have off-road parking, causing homeowners to park on the lane itself. The development of Slip Ponds was built on a car park used by houses 70-92, which added to the problem.

We would like to alert the District Council to the difficulty this increased traffic causes and request that the developers make provision for this issue by improving Levington Lane with Parking Laybys. There is considerable scope for this on the righthand side after the Village Hall. We would also like to request that Tenth Lane be improved with more Passing Places which would hopefully encourage new residents of the Manor Oak Homes development to enter and exit the village using this route.

We can assume that many of the new residents may have children who wish to attend the village primary school. We request that serious consideration is made with regards to the inadequate parking at the school. Maybe the landowner benefitting from this development could allocate an area of land by the school to create an off-road drop off zone? The school itself is surrounded by fields owned by the same landowner. Accidents have occurred at picking up and dropping off time due to the decreased visibility at the Main Road junction where the adjacent road has a 60-mph speed limit. We can assume that this will only get worse with increased numbers of children. It is also noted that dropped kerbs are already in place to facilitate a parking area adjacent to the school, along Main Road.

In addition, we would like to request that a condition of approval of the plans is that that the existing trees and hedgerow be maintained as much as is practically possible with obvious need for an opening onto the site. This was informally agreed by the developers during our meeting with them prior to their application. Part of this condition would also need to cover the maintenance of the hedgerow, within the development shared spaces maintenance programme.

We would also like to insist on a condition that strictly limits the entrance and exit into the village from works traffic via Tenth Road only, to avoid as much as possible any disruption to existing residents, particularly those on Levington Lane. This request was also made to the developers during our meeting which they agreed they would implement.

Bucklesham Parish Council understands the need for more housing in the county and that we will have to take our fair share. We do however need to ensure the lives and homes of the existing residents are not impeded upon unduly when trying to achieve this.