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9 am to 4 pm Mondays to Fridays



TOWN HALL  
FELIXSTOWE  
SUFFOLK  
IP11 2AG

## TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr S Bird (Chairman)  
Cllr M Morris (Vice Chairman)  
Cllr N Barber  
Cllr S Bennett  
Cllr J Candy

Cllr A Folley  
Cllr C Franklin  
Cllr B Price  
Cllr S Wiles

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at **TOWN HALL, FELIXSTOWE**, on **Wednesday 31 July 2024** at **9.30am**.

### Public Attendance

Meetings of the Town Council and its Committees are open to the press and public who are welcome to attend. Members of the public are invited to make representations or put questions to the Committee during the public session.

*There is a limit to the number of public attending in-person. If you wish to attend in person, please email [townclerk@felixstowe.gov.uk](mailto:townclerk@felixstowe.gov.uk) to confirm capacity.*

**Public are very welcome join via Zoom using the following link:**

<https://us02web.zoom.us/j/82892513980>

Our online meeting guidance can be found here: <https://felixstowe.gov.uk/wp-content/uploads/2022/02/Remote-Meeting-Guidelines.pdf>

Alternatively, you may join via the meeting ID 828 9251 3980 or over the telephone by calling 0131 460 1196.

*Council has a duty to pay due regard to preventing crime and disorder and to conserve biodiversity in its decision-making and Members are reminded to consider the Council's commitment to climate action.*



*The Council kindly asks that anyone planning to attend the meeting in-person to consider car-sharing or low-carbon modes of transport to the Town Hall.*

**Ash Tadjrishi**  
**Town Clerk**  
**24 July 2024**

## A G E N D A

### 1. **Public Question Time**

Up to 15 minutes is set aside to allow members of the public (up to three minutes each) to make representations or put questions to the Committee on any relevant matters.

*Members of the public wishing to comment on a specific planning application may be invited to do so, at the direction of the Chairman, immediately prior to consideration of the application.*

### 2. **Apologies for Absence**

To receive any apologies for absence.

### 3. **Declarations of Interest**

To receive any declarations of interest and to consider requests for dispensations from Members on matters in which they have a disclosable pecuniary interest, other registerable or non-registerable interest.

### 4. **Confirmation of Minutes**

To confirm the Minutes of the Planning & Environment Committee meeting held on 17 July 2024 as a true record. **(Pages 4-6)**

### 5. **Planning Applications**

To consider the following planning, and other, applications received since the previous agenda:

- a) **DC/24/2451/FUL** | Retrospective Application - Addressing the breach of condition 4 for the approved planning application: C/11/1032 -Unauthorized use of the ground floor extension for residential purposes. -Unauthorized occupancy of first-floor accommodation in extension. Proposed change of use of the approved planning application C/11/1032 for the erection two storey extension providing a restaurant to the ground floor and first floor accommodation restricted to a person employed at the Public House, To Ground floor accommodation to a person/ persons who are employed by the Public House, Manager accommodation & staff room. First floor accommodation to a person employed at the Public House. Removal of the unauthorized Signage advertising "Lorry Parking" and restricting the Public House car park for the customers and employees parking.

**Dooley Inn Ferry Lane**

Applicant: Mr Munson, B3 Ventures Ltd

[Link to Documents](#)

- b) **DC/24/2393/FUL** | Single storey front extension and two storey rear extension with raised roof front with front and rear balconies and internal alterations.

**91 Cliff Road**

Applicant: Mr J Olby

[Link to Documents](#)

- c) **DC/24/2377/FUL** | Construction of a two storey rear extension

**26 Nayland Road**

Applicant: Mr & Mrs Taylor

[Link to Documents](#)

- d) **DC/24/2277/FUL** | Demolition of conservatory and construction of a single storey rear extension for living and kitchen area

**83 Grange Road**

Applicant: Mr M Neemelo

[Link to Documents](#)

- e) **DC/24/2099/FUL** | Retrospective Application - Addition of a wooden pergola with a polycarbonate roof on the outside of our tearoom to offer shelter, shade and an additional seating option.

**111 High Road East**

Applicant: Ms C Gosling, Lotties Ventures Ltd

[Link to Documents](#)

## 6. **Planning Decisions**

To note the decisions received from East Suffolk Council since the date of the previous agenda and up until the date of this agenda. **(Page 7)**

## 7. **Correspondence**

To note any items of correspondence.

## 8. **Closure**

To close proceedings and confirm the date of the next meeting as scheduled for Wednesday 14<sup>th</sup> August 2024 at 9.30am.

## **AGENDA ITEM 4: CONFIRMATION OF MINUTES**

**MINUTES** of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held at **TOWN HALL, Felixstowe**, on **Wednesday 17 July 2024** at **9.30am**

**PRESENT:** Cllr S Bird (Chairman)                      Cllr A Folley  
                  Cllr M Morris (Vice Chairman)            Cllr B Price  
                  Cllr N Barber

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

**IN ATTENDANCE:**        1 member of the public (via Zoom)

### **113. PUBLIC QUESTION TIME**

None.

### **114. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr S Bennett, Cllr J Candy, Cllr C Franklin and Cllr S Wiles.**

### **115. DECLARATIONS OF INTEREST**

The following Other Registerable Interests, to which no matters on the agenda were directly related, were noted:

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr A Folley	All	Other registerable interests (as a Member of East Suffolk Council)
Cllr S Bird	All	Other registerable interests (as a Member of Suffolk County Council)

### **116. CONFIRMATION OF MINUTES**

**It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 3 July 2024 be confirmed as a true record.**

### **117. PLANNING APPLICATIONS**

**Committee considered the following planning applications received since the last meeting and RESOLVED to submit the following recommendations to East Suffolk Council:**

<b>A</b>	<p><b>DC/24/1656/OUT</b>   Outline Application (Some Matters Reserved) - Construction of 2 no. three-storey plus basement dwellings. <b>Former 9 Manor Road</b></p>
<p><b>Committee recommended REFUSAL. We believe that this proposal at this location is wholly unacceptable on a number of grounds. Firstly, these intended properties are effectively four-storeys high and the introduction of those to this vicinity would cause overlooking and loss of privacy to number 7, 9, 11 Manor Road, and potentially other properties, and the scale of development would also be unacceptable, contrary to SCLP11.1 para. (c) iii, and SCLP 11.2 paras. a), b) and e).</b></p> <p><b>The host property, number 9, would be left with an inadequate amount of rear amenity space and therefore this is contrary to SCLP 11.1 para. (a).</b></p> <p><b>Furthermore, whilst we recognise that land ownership is not a material planning consideration, the intended vehicular access for these properties – and potentially the means of supplying utilities and treatment of foul water - would be over privately owned land and not public highway. Should access of this land not be granted, this proposal would be rendered unviable. We also concur with SCC Highways comments that the intended garages do not meet the minimum standards and that egress from the garages would conflict with the proposed parking spaces. Notwithstanding this, these are four-bedroom properties requiring three parking spaces and only two each have been allocated.</b></p>	
<b>B</b>	<p><b>DC/24/2210/ADI</b>   Illuminated Advertisement Consent - 1. Powder coated aluminium fascia sign. 2. Double sided projecting illuminated 'bus' stop sign. <b>45 Hamilton Road</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	
<b>C</b>	<p><b>DC/24/2230/FUL</b>   Single storey side extensions to both sides. <b>73 Western Avenue</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	
<b>D</b>	<p><b>DC/24/2258/FUL</b>   Rear extension in an L shape to form a new kitchen and dining area. <b>7 Park Avenue</b></p>
<p><b>Committee recommended APPROVAL.</b></p>	

<b>E</b>	<b>DC/24/2370/FUL</b>   Erection of single storey rear extension, insertion of roof windows to the east elevation and replacement roof lantern window to the hall. <b>15 Victoria Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>F</b>	<b>DC/24/2304/FUL</b>   Alterations to roof including dormer window and rooflights to facilitate loft conversion (revised scheme to DC/23/0507/FUL as amended by DC/24/1247/AME) <b>11 Picketts Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>G</b>	<b>DC/24/2413/TCA</b>   5no. Lime (marked on plan) - Pollard to 3 metres above ground level <b>23 Montague Road</b>
<b>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council’s Arboricultural Officer.</b>	

<b>H</b>	<b>DC/24/2378/TCA</b>   1no. Mountain Ash (T1 on plan) - Fell 1no. Cordyline (T2 on plan) - Remove main leader to sub co-dominant stem <b>15 Montague Road</b>
<b>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council’s Arboricultural Officer.</b>	

**118. PLANNING DECISIONS**

**RESOLVED** that the decisions on planning applications by East Suffolk Council notified to the Town Council since the previous meeting be noted.

**119. CORRESPONDENCE**

**Temporary closure of Footpath 028**

The Clerk reported the temporary closure of Felixstowe Footpath 028 (part) – from Candlet Road for 30 metres north eastbound and then from Candlet Road, Felixstowe for 65 metres south westbound from 2<sup>nd</sup> September to 11<sup>th</sup> November 2024.

**120. CLOSURE**

The meeting was closed at 10.27am. It was noted that the next meeting was scheduled to take place on Wednesday 31 July 2024 at 9.30am.

## **AGENDA ITEM 6: PLANNING DECISIONS**

**Approved by ESC (and recommended for Approval by this Committee):**

**DC/24/1174/ROC** | Removal of Condition on Planning Permission C7642  
(Continuation of use of property as two flats together with renovation works and retention of bathroom extension at first floor level) - Remove condition which states 'The property shall not be used other than as two self contained flats for the beneficiary or beneficiaries of organisations by providing accommodation for the elderly'.

**45 Gainsborough Road**

**DC/24/1172/ROC** | Removal of Condition on Planning Permission C7640  
(Continuation of use of property as two flats together with retention of bathroom extensions on both floors) - Remove condition which states 'The property shall not be used other than as two self contained flats for the beneficiary or beneficiaries of organisations by providing accommodation for the elderly'.

**9 Felix Road**

**DC/24/0912/ROC** | Removal of Condition No. 1 of C/91/0613 - Continuation of use of property as five flats (variation to condition which restricts occupancy)

**Constable Court 13 Constable Road**

**Refused (and recommended for Refusal by this Committee):** None

**Approved (and recommended for Refusal by this Committee):**

**DC/24/1176/FUL** | Demolish existing front boundary wall. Erect new boundary wall with metal work between piers and widen entrance between piers.

**30 High Road**

**Refused (and recommended for Approval by this Committee):**

**DC/23/2871/FUL** | Installation of an air source heat pump within property boundary under MCS guidelines at house dwelling

**96 Maidstone Road**

**Withdrawn**

**DC/24/1872/P20AA** | Prior Approval under Schedule 2, Part 20, Class AA of the General Permitted Development Order in respect of proposed development comprising: Construction of two floors of flats (14no.) over the existing principal facades to Hamilton Road and York Road

**York House York Road**