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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 A Smith (Chairman)	Cllr S Gallant	Cllr D Savage
Cllr S Bird (Vice Chairman)	Cllr M Jepson	Cllr S Wiles
Cllr S Bennett	Cllr M Morris	Cllr K Williams

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at **ONLINE** on **Wednesday 6 May 2020** at **9.15am**.

Public Attendance

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

To join the meeting, either as a Councillor or a member of the public, please follow this link:

<https://us02web.zoom.us/j/82569426395?pwd=N3ZDRDI1czFMRm0rMGZLTFI3TEp4QT09>

Enter the Meeting ID 825 6942 6395 and Password 977391 if prompted.

The meeting begins at 9.15am, prior to which time you will be in a virtual waiting room.

Committee 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.

Mr A Tadjrishi
Town Clerk
1 May 2020

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 one minute 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.

4. **Confirmation of Minutes**

To confirm that the Minutes of the Planning Applications review meeting held by videoconference on 29 April 2020 are a true record. **(Pages 4-6)**

5. **Recommendations Made under Delegated Authority**

To note the full record of recommendations submitted to East Suffolk Council under Delegated Authority to the Town Clerk. **(Pages 7-14)**

6. **Planning Applications**

To consider the following planning applications:

- a) **DC/20/1574/FUL** | Part change of use of ground floor to coffee shop. Change of use of first floor to residential use and second floor to be used as residential space. External alterations and renovations including top floor dormer windows and a single storey rear extension. New advertisement to ground floor shop.
2 Hamilton Road
Applicant: Mr M Kabut [Link to Documents](#)

- b) **DC/20/1575/ADI** | Illuminated Advertisement Consent - We are proposing new advert SEAVIEW, DELI & CAFE on 3 places around the front and side elevations. Front of each separate letter will be white with metal sides. Each letter will be illuminated with white light on timber background.
2 Hamilton Road
Applicant: Mr M Kabut [Link to Documents](#)

- c) **DC/20/1559/FUL** | Proposed two storey front extension, single storey rear extension and alterations
23 Lansdowne Road
Applicant: Mr & Mrs S Collier [Link to Documents](#)

- d) **DC/20/0818/FUL** | Erection of detached dwelling
Land To The Rear Of 9 To 15 York Road
Applicant: A Lafflin [Link to Documents](#)
- e) **DC/20/0987/FUL** | To remove office accommodation and site on existing containers but at single level. Introduce additional storage units.
116 Garrison Lane
Applicant: Unstated [Link to Documents](#)
- f) **DC/20/1556/FUL** | On the grass verge by the side of our property we would like to put a car parking slot to reduce the congestion within our close.
58 Western Avenue
Applicant: Mrs R Benneworth [Link to Documents](#)
- g) **DC/20/1609/TCA** | To fell Walnut tree in rear garden because of close proximity to adjacent building.
45 Ranelagh Road
Applicant: Unstated [Link to Documents](#)
- h) **DC/20/1598/TPO** | TPO 217:2007 T1 Sycamore: Fell. This is a large tree (approx 16m high) located on the rear boundary of a small domestic garden; the garden space measures approx 5.5m from the rear of the house to the rear boundary. The tree stem leans northwards over the garden and overhangs the entire garden, the edge of the canopy overhangs the rear of the house. Given these factors the tree has an extremely oppressive effect on the garden area and causes excessive shade. The tree is visible when viewed from points along the High Street, however it is otherwise of no special merit and its removal would not have a significant adverse impact on the amenity of surrounding areas.
337 High Street Walton
Applicant: Unstated [Link to Documents](#)

7. 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 15)**

8. Suffolk Coastal Local Plan Main Modifications Consultation

To note the information received from East Suffolk Council on the Suffolk Coastal Local Plan Main Modifications Consultation which runs from 1 May – 5 July 2020. **(Pages 16-17)**

9. Correspondence

To note any items of correspondence.

10. Closure

To close the meeting and note delegated authority arrangements to enable the Town Clerk to submit a response on behalf of the Town Council to any planning applications or consultations for which the consultation period ends before the next Committee meeting 27 May 2020.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of a **MEETING** held on **Wednesday 29 April 2020** at **9.15am** by **VIDEOCONFERENCE** to review Planning Applications under Delegated Authority to the Town Clerk.

PRESENT (by video): Cllr A Smith (P&E Committee Chairman)
Cllr S Bird (P&E Vice-Chairman)
Cllr K Williams
Mr A Tadjrishi (Town Clerk)
Mrs S Morrison (Planning Administration Assistant)

542. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird	All	Local Non-Pecuniary (as a Member of East Suffolk Council and as a Member of Suffolk County Council)

As no Pecuniary declarations were made, there were no requests for dispensation.

543. CONFIRMATION OF MINUTES

Members present confirmed that the Minutes of the previous Planning Applications review meeting held on 22 April 2020 were a true record.

These Minutes and a record of all recommendations made under Delegated Authority would be presented to the next full Committee meeting for formal approval and adoption.

544. PLANNING APPLICATIONS

The Town Clerk confirmed that all Felixstowe Town Councillors had been emailed a copy of the agenda and invited to submit comments.

The Planning & Administration Assistant confirmed that no material planning concerns had been raised prior to the meeting.

Members present discussed the planning applications below and the following recommendations were made under the Delegated Authority given to the Town Clerk in accordance with Extraordinary Council Minute #518 of 2019/20 and were submitted to East Suffolk Council:

a	DC/20/1466/FUL Proposed change of use with new front entrance Post Office 143 Hamilton Road
<p>Committee welcomed in principle the proposal to bring this attractive town centre building back in to use. However, we were concerned at the proposal to retain the existing front doors in an apparently closed state, in front of the new wall. This could have the effect of perpetuating an appearance of decline in the town centre. We would therefore ask that the applicant consider a revised layout that would enable the main entrance to be re-established as such, which would also enable the attractive feature of the three arched windows to be retained in their current aspect.</p> <p>It is also noted that the application is for A3 use only: however, it is our understanding that this business in its existing premises at 187 Hamilton Road is also a significant and valued retailer of wool products. We would suggest therefore that the application be modified accordingly to encompass both A1 and A3 uses.</p> <p>Committee recommends APPROVAL, subject to the accessibility concerns raised by the Suffolk Coastal Disability Forum.</p>	

b	DC/20/1491/FUL 2 Storey Rear Extension Coel Na Mara 69 Cliff Road
<p>Committee recommended REFUSAL due to the very significant loss of amenity to the neighbouring property to the north, in contravention of SPG16 and the following other policies:</p> <p>DM 21 (a) proposals should relate well to the scale and character of their surroundings particularly in terms of their siting, height, massing and form; and, DM 21 (c) alterations and extensions to existing buildings, should normally respect the plan form, style and architectural characteristics.</p> <p>DM23 (b) outlook; (c) access to daylight and sunlight; and (e) the resulting physical relationship with other properties.</p>	

c	DC/20/1544/FUL Proposed undercover terrace Deben Reach 218 Ferry Road
Committee recommended APPROVAL	

d	DC/20/1262/FUL Side extension, which is also linked to the existing outbuilding. 196 Grange Road
Committee recommended APPROVAL.	

545. PLANNING DECISIONS

Members present noted the decisions received from East Suffolk Council since the date of the previous agenda and up until the date of the agenda for this meeting be noted.

546. CORRESPONDENCE

Members noted the following:

i) DC/19/4442/FUL- 1 College Green

This application was due to be considered by the ESC Planning Review Panel. It was noted that it had been agreed that no further representation would be sought on the application since Committee’s concerns, which had centred on the contribution made to the Conservation Area by the wooden detailing of properties in College Green, had been largely overcome since the proposed resin cladding to the exterior of the house had been removed from the application.

547. CLOSURE

It was noted that this was the final meeting to review planning applications under delegated authority and that the Planning & Environment Committee would reconvene in full at a meeting via videoconference on Wednesday 6th May at 9.15am.

The meeting was closed at 10.35 am.

AGENDA ITEM 5: RECOMMENDATIONS MADE UNDER DELEGATED AUTHORITY

Committee is requested to note the recommendations submitted to East Suffolk Council and made under the Delegated Authority given to the Town Clerk in accordance with Extraordinary Council Minute #518 of 2019/20.

Recommendations made following Planning Review Meeting 1 April 2020:

a	DC/20/1201/DRC Discharge of Conditions 15 & 16 of DC/19/4233/FUL - Proposed "Container" Leisure Park. - Drainage Strategy Surface Water. Mannings Amusement Park Sea Road
Committee recommended APPROVAL.	
b	DC/20/1128/FUL Extend dormer over garage to accommodate larger ensuite/bathroom and provide dressing area. 30 High Road East
Committee recommended APPROVAL	
c	DC/20/1200/FUL Change of use to convert existing Police building into 8 dwellings with access, associated external works, landscaping and parking. Glenfield Court Glenfield Avenue
Committee recommended APPROVAL	
d	DC/20/1149/ADI Illuminated Advertisement Consent - Installation of replacement illuminated and non illuminated signs to the exterior of the building. 25-31 The Grosvenor Ranelagh Road
Committee recommended APPROVAL.	
e	DC/20/1138/TCA 1 No. Sycamore to the far left of the rear property boundary which is in very poor health to be sectionally felled and removed. 1 No Sycamore tree neighbouring the first has been poorly pruned in the past and has a very unbalanced crown. This tree is to be pollarded at a height of between 4 -5m. 18 Barton Road
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

Recommendations made following Planning Review Meeting 8 April 2020:

a	DC/20/1002/ARM Approval of Reserved Matters and Discharge of Condition 18 relating to Outline Planning Consent (PP/J3530/W/15/3138710 - DC/15/1128/OUT) - Phase 1 - Residential (262 Dwellings, open space and supporting services and infrastructure) Candlet Road
<p>The Town Council submits the following comments and recommendations in response to this application:</p> <p>1. Site Layout</p> <p>In terms of the site layout, there is a lack of clear measurements and detail on the distances between individual houses, the length of gardens and the sense of space provided across the development.</p> <p>2. Boundary treatment</p> <p>Boundary plans should seek to retain existing hedgerows and vegetation wherever possible, and clarification is sought as to the proposed boundary treatment to allotment site. See also comments under public Open Space below.</p> <p>3. Drainage and Sewerage</p> <p>It is critical that the drainage arrangements are robust enough to mitigate the impact of water being displaced from this development. The site is known to have several watercourses, which are regularly overloaded, as has been borne out by recent local experience. It is therefore imperative that the development is able to manage its own water runoff. The appendices referred to in the drainage strategy document are missing. Additionally, the strategy refers to the need for further assessment which does not appear to have been undertaken and moreover is not an appropriate approach as this is required to be detailed and understood prior to approval of the application.</p> <p>We note that para 3.17 of the drainage strategy proposes discharging partly into existing watercourses. However, the landscaping drawings show that the watercourses are to be covered over and seeded with wildflower. This documented contradiction between the drainage strategy and landscaping drawing is unacceptable.</p> <p>The watercourses are an essential element of the local water management system and should be retained, enhanced and properly maintained.</p> <p>With Appendix I of the drainage strategy missing, we are unable to understand the maintenance requirements of the system being proposed. Furthermore, the liability for its ongoing maintenance needs to be agreed.</p>	

The foul-drainage capacity for this area of Felixstowe has been shown, over many years, to be wholly inadequate. This development, together with others, will feed back into the existing system. Therefore, wider discussions should take place with relevant stakeholders to ensure that a fully integrated and strategic approach to provision of sufficient capacity in the long term can be achieved.

In accordance with The Town Council's environmental aspirations, the developer should explore the potential for surface water runoff to be collected and made available to the adjacent allotments which would help reduce the use of fresh water.

4. Renewable Energy

Felixstowe Town Council have declared a Climate Emergency; as East Suffolk Council and many other authorities have also done. It is therefore important to consider all development proposals in this context.

The applicant's Design and Access Statement appropriately refers to Policy DM21 (f) which states that *"The District Council will support and strongly encourage the conservation of energy and the use of alternative and renewable sources of energy in the design and layout of proposals for new buildings and conversion of existing buildings, provided it would not seriously detract from the character of the area."*

It is therefore inappropriate that the application is silent on the opportunity to build in well-established technologies for alternative and environmentally friendly energy sources, notably ground source heat pumps. The Town Council notes that locally, organisations such as Flagship Housing have introduced such provision in their own estates, even retrofitting where not originally installed, with a claimed 66% reduction in household energy bills and hence energy usage.

5. Highways Issues

We support elements of the holding objection submitted by Suffolk Highways. However, we do not find ourselves in agreement with the following comments in their consultation response:

Para 1 and 2: We believe that the proposed vehicular entrance to the school site should be moved southwards, just to the north of the pond, with provision considered within the school site for parent parking/drop off, to avoid congestion to the northern part of the site and deter people from using Gulpher Road as a school drop of point.

Ref. Para 3: We agree that footpath 24 should be upgraded to provide a metalled surface suitable for pedestrians, linking to the central part of The Grove. However the desired interconnectivity for cyclists should

be appropriately routed with a view to establishing links to the wider 'Felixstowe Garden Neighbourhood' concept to the north of the Grove so as to avoid encouraging intensive use of the Grove Woodland by cycles and horses, for which it is not an appropriate location .

Ref. Para 4, 5 and 6: We believe that the developer's proposals are similar to that of other similar developments over recent decades, notably Faulkner's Way Trimley and we do not believe the issues raised by Highways are evident on those sites.

We ask that the developer explore the possibility of an access point into allotment site, which the Council owns and would be pleased to work with them to achieve.

Further to these issues, we note that the application does not refer to the junction arrangements with A154 Candlet Road and associated off-site works. However, condition No. 29 of the Outline planning consent prescribes that this is to be provided upon occupation of no more than 99 dwellings in accordance with previously approved details. The Council has highlighted a number of issues with the approved highways scheme with the applicant, which are supported by the Felixstowe Society of Allotment and Leisure Gardeners (FSALG) and which must be considered prior to discharge of this condition.

Specifically, if built as currently drawn, it will not be possible to retain the mature trees and green corridor along the eastbound side of Candlet Road from the junction of the development to the Grove Surgery whilst also providing the shared use footpath and cycleway. Additionally, construction would necessitate a visually intrusive retaining wall with a fence along the allotment boundary which is some 2 metres higher than the road. This would fundamentally and unnecessarily change this green, tree lined approach. The Council believes that this can be mitigated by reviewing the position of the layby to the eastbound side and/or utilising some of the width of the vegetation, mostly scrub, to the westbound side. We therefore ask that serious consideration is given to this issue as soon as appropriate.

6. Public Open Space

We have great concern that the landscape drawings show the complete elimination of the existing watercourse to the north west and north of the site, which are to be covered over and seeded. We believe this is unacceptable both from a drainage perspective, as referred to above, and in terms of the loss of the public amenity and ecological assets which they currently represent, and which should be enhanced as part of the wider Green Spaces concept.

Page 52(50) of the D & A statement correctly records the requirement in the S106 agreement for, inter alia, "equipped play areas". However, none are proposed in this application, as stated e.g. at para. 3,3: "...

Public Open Space ... comprising of 0 Acres of play areas". Accordingly, equipped play areas should be provided.

7. Affordable Housing

We commend the exemplary arrangements in terms of the level of provision and integration of affordable housing, balanced throughout the site which we understand will be ‘tenure-blind’.

Finally, we would ask that a condition be made that Phase 1 of the development is completed before Phase 2 begins.

The Council therefore recommends REFUSAL of the application unless the issues above can be satisfactorily resolved.

b	<p>DC/20/1205/LBC Listed Building Consent - Application to vary Listed Building Consent DC/19/0528/LBC - To demolish defective chimney reference FP4 The existing is defective and has major cracks and failed mortar and has a measurable lean - and rocks unsafely The Old Hall 37 High Road East</p>
<p>Committee recommended REFUSAL.</p> <p>We believe that heritage statement provided is incorrect where it states the chimney to be a “20th century addition” as there is photographic evidence that the chimney is an original feature of the building. Evidence will be submitted separately.</p> <p>Therefore, whilst we understand the applicant’s predicament and accept the need to remove the existing chimney for reasons of safety, we see no reason why a replacement chimney sympathetic to the original design should not be required.</p> <p>We refer to the relevant sections of the NPPF, notably paragraphs 193 to 196. It is evident that there is no public good resulting from removal of the chimney, which is therefore contrary to national policy.</p>	

Recommendations made following Planning Review Meeting 15 April 2020:

a	<p>DC/20/1266/FUL Demolition of existing house and detached garage, erection of a replacement dwelling and detached garage 85 Cliff Road</p>
<p>Committee recommended APPROVAL. Members noted the energy efficient design and the positive contribution this makes to the climate emergency agenda.</p>	

b	DC/20/1322/FUL Construction of two storey rear extension forming open-plan living/kitchen/dining space to ground floor with master bedroom and en-suite to first floor; provision of glazed juliet balcony to master bedroom; construction of new car port attached to existing garage. 94 Chelsworth Road
Committee recommended APPROVAL	

c	DC/20/1396/FUL Erection of a first floor, side extension over the existing ground floor kitchen to provide the same footprint on the first floor as the ground level. A porch will also be added to the existing front entrance extending the width of the existing canopy over the front door. 9 Eastcliff
Committee recommended APPROVAL	

Recommendations made following Planning Review Meeting 22 April 2020:

a	DC/20/1444/FUL New dwelling Marsh End 283 Ferry Road
<p>Committee recommended REFUSAL.</p> <p>As outlined under the Felixstowe Peninsula Area Action Plan Policy FPP2, proposals for new residential development outside the physical limits boundaries should be strictly controlled in accordance with national planning policy and the strategy for the countryside. The proposed dwelling would not conserve and enhance the area’s natural, historic and built environment and is contrary to DM3 as it is outside the physical limits boundary and does not address a specific need.</p> <p>The proposal would also be contrary to the following policies;</p> <p>DM4(c) - the proposal would have an impact on the sensitive location of the AONB;</p> <p>DM21(a) - the proposal does not relate well to the scale and character of its surroundings;</p> <p>DM21(e) - the layout would not incorporate and protect existing site features of landscape, heritage or amenity value or enhance such features;</p> <p>DM 23(e)- this proposal, at the front of the plot and its 2m high wall, will result in a poor physical relationship with other properties;</p> <p>Furthermore, the proposal does not adequately address the NPPF para 172 which requires developments to give great weight to conserving and enhancing landscape and scenic beauty of the AONB.</p>	

b	DC/20/1472/FUL Two storey side/rear extension to dwelling. 47 Ranelagh Road
Committee recommended APPROVAL	

c	DC/20/0879/FUL To erect extension at rear of property to enlarge dining area for sitting area. 6 Fairfield Avenue
Committee recommended APPROVAL	

d	DC/20/1410/FUL To place 4 free-standing storage sheds at unit 10 haven exchange. To be moved from Itrons existing Lander Road site and to be placed adjacent to an existing landlords storage container. Each of the 4 storage sheds is 2.3m W x 4.7m L x 2.4m H. Will be locked and to be used to store some excess furniture, fittings and some tools. Further description and location is detailed in accompanying files, and approx 3m from site boundary at the closest point Cory House Haven Exchange
Committee recommended APPROVAL given the small number and single height of the storage units. We would request some consideration be given to further green screening to the caravan park opposite.	

Recommendations made following Planning Review Meeting 22 April 2020:

a	DC/20/1466/FUL Proposed change of use with new front entrance Post Office 143 Hamilton Road
<p>Committee welcomed in principle the proposal to bring this attractive town centre building back in to use. However, we were concerned at the proposal to retain the existing front doors in an apparently closed state, in front of the new wall. This could have the effect of perpetuating an appearance of decline in the town centre. We would therefore ask that the applicant consider a revised layout that would enable the main entrance to be re-established as such, which would also enable the attractive feature of the three arched windows to be retained in their current aspect.</p> <p>It is also noted that the application is for A3 use only: however, it is our understanding that this business in its existing premises at 187 Hamilton Road is also a significant and valued retailer of wool products. We would suggest therefore that the application be modified accordingly to encompass both A1 and A3 uses.</p> <p>Committee recommends APPROVAL, subject to the accessibility concerns raised by the Suffolk Coastal Disability Forum.</p>	

b	DC/20/1491/FUL 2 Storey Rear Extension Coel Na Mara 69 Cliff Road
<p>Committee recommended REFUSAL due to the very significant loss of amenity to the neighbouring property to the north, in contravention of SPG16 and the following other policies:</p> <p>DM 21 (a) proposals should relate well to the scale and character of their surroundings particularly in terms of their siting, height, massing and form; and, DM 21 (c) alterations and extensions to existing buildings, should normally respect the plan form, style and architectural characteristics.</p> <p>DM23 (b) outlook; (c) access to daylight and sunlight; and (e) the resulting physical relationship with other properties.</p>	

c	DC/20/1544/FUL Proposed undercover terrace Deben Reach 218 Ferry Road
Committee recommended APPROVAL	

d	DC/20/1262/FUL Side extension, which is also linked to the existing outbuilding. 196 Grange Road
Committee recommended APPROVAL.	

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/20/0884/FUL Rear Extension Linden House 28A Bath Road
DC/20/0854/FUL Single storey side extension. 22 Ascot Drive
DC/20/1076/FUL Proposed two storey rear extension 23 Tomline Road

Refused (and recommended for Refusal by this Committee):

DC/20/0726/FUL Construction of a detached chalet bungalow with parking for new development and existing 130 Mill Lane 130 Mill Lane
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Approved (and recommended for Refusal by this Committee): None

Refused (and recommended for Approval by this Committee): None

AGENDA ITEM 8: SUFFOLK COASTAL LOCAL PLAN CONSULTATION ON MAIN MODIFICATIONS

East Suffolk Council has advised the following:

The Suffolk Coastal Local Plan is currently being examined by an Independent Planning Inspector, Philip Lewis BA (Hons) MSc MRTPI. Following the public hearings which were held in August / September 2019, the Inspector has written to the Council advising what modifications are likely to be required in order for the plan to be found 'sound'.

Before the Inspector can finalise his conclusions on the soundness of the Plan, Main Modifications alongside an Addendum to the Sustainability Appraisal Report and an updated Habitats Regulations Assessment of the modifications have been published for consultation. A tracked change version of the Final Draft Local Plan, which incorporates all proposed modifications, has also been published for reference purposes.

In view of the current Covid-19 social distancing measures, the Council has set out measures to enable safe participation in the consultation and to ensure that those who wish to engage in the consultation are not disadvantaged. This includes holding the consultation for an extended period of ten weeks and putting measures in place relating to the provision of the hard copies of documents. The Council would normally make hard copies of consultation documents available to view in libraries and in the Council's offices for those who are unable to view them online, however as this is not possible to do this at this time the Council has put alternative measures in place. The arrangements are detailed below.

The consultation is being held for an extended period of ten weeks and runs from **2pm on Friday 1st May until 5pm on Friday 10th July 2020.**

To find out more about the consultation, view the consultation documents and submit comments, visit www.eastsuffolk.gov.uk/localplanexamination.

Should you not be able to view the consultation documents online, please contact us on 01394 444557 or email planningpolicy@eastsuffolk.gov.uk and we will, where possible, provide hard copies (free of charge) by post.

The arrangements will be kept under review throughout the consultation in view of any changing external circumstances. Any changes to arrangements will be communicated.

Please note if contacting us on the number above, we are currently operating under a voicemail service. Please leave a message including your contact details and your call will be returned as soon as possible.

Comments can be submitted online via the website above or can alternatively be emailed to planningpolicy@eastsuffolk.gov.uk or can be sent to the Planning Policy and Delivery Team at East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, NR33 0EQ. A comments form is available to download from the website or a hard copy can be sent to you on request.

Comments must be received by **5pm on Friday 10th July 2020**. Comments will be sent in their entirety to the Independent Planning Inspector. Comments will also be published online, although personal details will be removed.

Alongside the consultation on Main Modifications, the Council has also published a number of proposed 'Additional Modifications' which it wishes to make to the plan prior to adoption. These 'Additional Modifications' do not materially alter the policies of the plan and are generally minor clarifications and corrections of factual errors. The Council would welcome any comments on these additional modifications. However, please note the Inspector will not be considering comments made on the additional modifications.

A number of changes are also proposed to the Policies Maps to take into account 'Main Modifications' and 'Additional Modifications' and to make factual or presentational amendments. A schedule of these has been published together with revised Policies Maps incorporating the proposed changes. The Council would also welcome any comments on these during the consultation period above.

The Schedule of Proposed Additional Modifications and Schedule of Proposed Policies Map Modifications are available to view via the methods set out above. Comments can be submitted online, by email to planningpolicy@eastsoffolk.gov.uk or by post to East Suffolk Council, Riverside, 4 Canning Road, Lowestoft, NR33 0EQ and must also be submitted by **5pm on Friday 10th July 2020**.

The Council has submitted to the Inspector responses to his questions and additional evidence as required through the Examination. These are available to view in the Document Library on the Examination pages of the Council's website.

It should be noted that this consultation is not an opportunity to re-state previous representations, as these have already been considered as part of the examination. This is also not an opportunity to raise new objections to the submitted Local Plan. This consultation is purely on the modifications and it is only these which are available for comment.

Committee is requested to note the information above and that this matter will be brought to future Committee meetings to consider the Town Council's response prior to the consultation deadline of 10th July 2020.
