

Telephone: 01394 282086
Fax: 01394 285920
email: enquiries@felixstowe.gov.uk

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 A Smith (Vice Chairman)
Cllr S Bennett
Cllr S Gallant
Cllr M Jepson

Cllr M Morris
Cllr D Savage
Cllr S Wiles
Cllr K Williams

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held **ONLINE** on **Wednesday 1 July 2020** at **9.15am**.

Public Attendance

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

To join the meeting please follow this link:

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

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

Our online meeting guidance can be found here: <https://www.felixstowe.gov.uk/wp-content/uploads/2020/05/Remote-Meeting-Guidelines.pdf>

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.

Ash Tadjrishi
Town Clerk
25 June 2020

For information (via email):

All Town Councillors
Local Press
Felixstowe Chamber of Trade & Commerce

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.
- 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 the Minutes of the Planning & Environment Committee meeting held on 24 June 2020 as a true record. **(Pages 3-6)**
- 6. Suffolk Coastal Local Plan Main Modifications Consultation**
To consider East Suffolk Council's Suffolk Coastal Local Plan Main Modifications Consultation which runs from 1 May – 5 July 2020. **(Pages 7-8)**
- 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 8 July 2020 at 9.15am.

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

A	DC/20/2108/OUT Outline Application (All Matters Reserved) - Construction of a dwelling The Cottage 16 High Road East
Committee recommended APPROVAL.	

B	DC/20/2114/PN3 Prior Notification - Change of use from business (office) use B1a to private dwelling house C3. Unit 4 Gulpher Business Park Gulpher Road
<p>Committee were concerned by the prospective loss of a viable business unit to residential use at this countryside site. Committee requests clarification from ESC Planning on the appropriateness of The Town and Country Planning (General Permitted Development) (England) Order 2015 for this application. Committee had no comments otherwise in relation to flooding, transport or highways issues.</p>	

C	DC/20/1973/FUL Proposed single storey and two storey front extensions, replacement roof structures incorporating first floor accommodation and alterations 208 Ferry Road
Committee recommended APPROVAL subject to a condition that would require the glazing on the first-floor window to be obscured, in accordance with the neighbour's request.	

At this point in the meeting, 9.44am, Cllr K Williams joined.

D	DC/20/1891/FUL To erect two storey side extension for bedroom with ensuite over enlarged kitchen/diner 54 Hintlesham Drive
Committee recommended APPROVAL.	

Cllr K Williams left the meeting at this point, due to technical difficulties in maintaining a connection.

E	DC/20/2117/FUL Proposed single storey rear extension & first floor front extension to a house at 19 Kendal Green
Committee recommended APPROVAL	

F	DC/20/2147/FUL Construction of replacement garage 19 High Road East
Committee recommended APPROVAL subject to a condition that this must not become a separate dwelling and remain ancillary to the existing property.	
G	DC/20/2045/FUL Proposed single storey rear extension 69 Princes Road
Committee recommended APPROVAL	
H	DC/20/2122/FUL Swimming Pool, Pool House and rear first floor balcony Marsh End 283 Ferry Road
Committee recommended APPROVAL	
I	DC/20/2023/TCA 1 No Pyrenean Pine tree to be felled and removed. The owner of the property planted this tree just over 35 years ago, He is now concerned about the size of the tree and it being near to the property boundary. He would like the tree completely removed. Seebreeze 11 South Hill
Committee queries the validity of this application. There appears to be no plan or drawing indicating the location of the tree or a valid reason for its proposed felling.	
J	DC/20/2160/TCA 1no. Silver Birch - to be felled; tree is 25-30% dead. 2no. Silver Birch - 25% reduction and reshape because of close proximity to house 2 College Green
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

87. 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.

88. SUFFOLK COASTAL LOCAL PLAN MAIN MODIFICATIONS CONSULTATION

It was agreed that an additional Planning & Environment Committee meeting should be held on 1 July at 9.15am to consider the Committee's response to the Local Plan.

RESOLVED that an additional meeting of the Planning & Environment Committee be convened to consider this consultation at 9.15am on 1 July.

89. CORRESPONDENCE

Members noted the following:

i) ESC Grass Cutting/Wildflowering

Committee welcomed this initiative but sought clarification on the locations being proposed and the rationale for inclusion in the scheme. The Clerk agreed to contact ESC to clarify, following which this would be referred to the Council's Climate Emergency Group.

ii) Ranelagh Road Public Toilets

Committee welcomed the proposal to upgrade the public toilets and were content for the tree to be removed. Members asked that the adjacent fence and signage be appropriately enhanced at the same time

iii) APP/X3540/D/20/3246271 – AP/20/0044/REFUSE - 6 Langdale Close

Committee noted the Appeal lodged against ESC's decision to refuse the application. Committee had no further comment.

90. CLOSURE

The meeting was closed at 10.55am. The date of the next video-conference meeting was noted as being Wednesday 8th July 2020, 9.15am.

AGENDA ITEM 5: SUFFOLK COASTAL LOCAL PLAN CONSULTATION ON MAIN MODIFICATIONS

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 East Suffolk 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.

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.

The Main Modifications are detailed here:

https://suffolkcoastallocalplan.inconsult.uk/gf2.ti/f/1146914/69507173.1/PDF/-/FINAL_Schedule_of_Main_Modifications_May_2020.pdf

Alongside the consultation on Main Modifications, East Suffolk 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. East Suffolk 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. East Suffolk 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@eastsuffolk.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.**

East Suffolk 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.

A summary of the Main Modifications relevant to Felixstowe was circulated to Members as requested (*Minute #22 of 2020/21 refers*).

Committee is requested to consider this consultation and the Town Council's response prior to the consultation deadline of 10th July 2020.
