



9 am to 4 pm Mondays to Fridays

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 the **Town Hall, Felixstowe** on **Wednesday 9 October 2019** at **9.15 am** for the transaction of the following business:

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 the Minutes of the Planning & Environment Committee meeting held on 25 September 2019 as a true record. **(Pages 3-6)**

5. Planning Applications

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

- a) **DC/19/3623/VOC** | Variation of Condition 1 on Application DC/16/3776/ARM (Submission of reserved matters pursuant to outline planning permission DC/13/3069/OUT for the creation of 197 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space.)

Land West Of Ferry Road Residential Centre

Applicant: Generator Optima (Ferry Road) Ltd

[Link to Documents](#)

- b) **DC/19/3763/FUL** | To remove flat roof to 1st floor, extend behind with ensuite and larger bathroom and provide pitch roof over whole

22 Lansdowne Road

Applicant: Mr P Cotterell

[Link to Documents](#)

- c) **DC/19/3711/FUL** | Infill of part ground floor undercroft to form sitting area.

Rosemount 11 Hamilton Gardens

Applicant: Rosemount Court Residents Group

[Link to Documents](#)

- d) **DC/19/3664/FUL** | This application is for a generator to be placed outside but adjacent to the existing building.

Unit 10 (Formerly Cory House) Haven Exchange

Applicant: Mr S Whittaker

[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. Public Consultation: Draft Conservation Area Appraisal

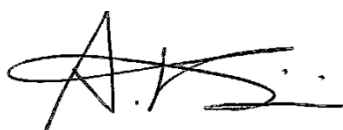
To consider the draft document which defines the character of the conservation area through identifying special features, including buildings, trees and open spaces which all contribute to the area. **(Appendix A)**

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 23 October 2019 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
2 October 2019

For information (via email):

All Town Councillors
Local Press
Felixstowe Chamber of Trade & Commerce

Meetings of the Town Council and its Committees are open to the press and public who are welcome to attend

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 25 September 2019** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr M Morris
 Cllr S Bird (Vice Chairman) Cllr D Savage
 Cllr S Bennett Cllr S Wiles
 Cllr S Gallant

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

215. PUBLIC QUESTIONS

There were none.

216. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr M Jepson** and **Cllr K Williams**

217. DECLARATIONS OF INTEREST

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

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

218. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 11 September be signed by the Chairman as a true record.

219. PLANNING APPLICATIONS

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

a	<p>DC/19/3342/FUL Proposed infill development consisting of 4No. one-bedroom flats and 3 No. two-bedroom flats (7 No. flats in total) over four floors, inclusive of rooms in the roof. Resubmission following withdrawal of application DC/19/1762/FUL. Conversion of launderette to extend existing house of multiple occupation to create three additional en suite bedrooms on the ground floor and relocate the kitchen to the upper ground floor with new lower TV room created.</p> <p>Number 6, 8 And 10 Manning Road</p>
<p>The Town Council greatly welcomes this application in principle. It provides much needed accommodation to a high quality and is of exceptionally sympathetic design in its relationship to the Conservation Area.</p> <p>However, regard must be had to the flood history of this area, which was flooded to a depth of 1-2m in 1953 and the potential of increasingly severe storms and tidal surges due to climate change. As has been practice in this area of Felixstowe for some 15 years, we believe it is unacceptable to provide sleeping accommodation on the ground floor. We believe that the concept of this development could easily be redesigned to accommodate these issues. We have carefully considered the documents submitted but still consider that the flood risk has not been addressed. It is therefore with great regret that we must strongly request that the application be REFUSED in its current form.</p>	
b	<p>DC/19/3433/FUL Change of Use to Provide 5 No Dwellings Abbeyfield House Sheltered Housing 53 Orwell Road</p>
<p>Committee recommended APPROVAL</p>	
c	<p>DC/19/3419/FUL Demolition of existing single storey rear projection and erection of new single storey extension. Insertion of first floor rear window to let light into 1st floor hallway 81 Gainsborough Road</p>
<p>Committee recommended APPROVAL.</p>	
d	<p>DC/19/3473/FUL Proposed front extension 6 Langdale Close</p>
<p>After careful consideration of DM21a we believe that this extension at 3m depth would have an unacceptable detrimental effect in terms of its massing and form and therefore recommend REFUSAL.</p>	

e	DC/19/3303/FUL Remove flat roof to rear two storey projection and change to pitched roof 95 Garrison Lane
Committee recommended APPROVAL.	

f	DC/19/3513/FUL Replacement roof to front utility area 154 Colneis Road
Committee recommended APPROVAL.	

g	DC/19/3252/FUL To erect a 6ft by 6ft wooden Summer house in the garden of Harvest House, which is in Conservation Area Harvest House Cobbold Road
Committee recommended APPROVAL.	

h	DC/19/3549/TCA Silver Birch to the rear of the property, poorly pruned in the past - proposed to reduce the tree by 30% and shape. 4 College Green
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council’s Arboricultural Officer.	

220. PLANNING DECISIONS

RESOLVED that 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.

221. SUFFOLK COASTAL LOCAL PLAN

Members discussed the policy relating to the North Felixstowe Garden Neighbourhood in the Suffolk Coastal Local Plan. Committee noted that East Suffolk Council were proposing additional wording to read: “A network of pedestrian, cycling and vehicular routes that provide connectivity and movement across the Garden Neighbourhood and with adjacent areas whilst protecting and enhancing local Quiet Lanes”.

Following a lengthy discussion, it was RESOLVED that the wording be supported and the Clerk to advise East Suffolk Council accordingly.

222. CORRESPONDENCE

Committee noted the following correspondence received:

i. Proposed Footpath Closure at Ferry Road, Felixstowe

The Town Clerk reported that, Suffolk County Council had responded to the Council's letter regarding the closure of the footpath to state that they did not support the alternative route proposed and wished the footpath to remain open.

ii. Felixstowe Conservation Area Appraisal

The Clerk advised Committee of a consultation on the Felixstowe Conservation Area Appraisal that was running until 4th November. It was agreed that the Clerk should invite Felixstowe Society to submit their views to the Committee by 23rd October in order that the Council could consider their comments before finalising its own response.

223. CLOSURE

The meeting was closed at 11.47 am. The date of the next meeting was noted as being Wednesday 9 October 2019, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/19/3025/FUL | Single storey side & rear extension
37 Stour Avenue

DC/19/2752/PN3 | Prior Notification Application - Change of use to a tea shop.
81 High Road West

DC/19/2698/ADN | 1x Non illuminated fascia. 1x Non illuminated wall mounted totem. 1x Non illuminated mounted reception sign.
K W Autos Undercliff Road West

DC/18/3478/VOC | Variation of condition 2 of application - DC/15/0151/FUL - Demolition of vacant nightclub premises and the erection of new building with commercial floorspace on the ground floor and 21 self-contained flats over.
North Sea Hotel

DC/19/3303/FUL | Remove flat roof to rear two storey projection and change to pitched roof
95 Garrison Lane

Refused (and recommended for Refusal by this Committee):

None

Approved (and recommended for Refusal by this Committee):

None

Refused (and recommended for Approval by this Committee):

None

Withdrawn

DC/19/3366/FUL | To remove flat roof to two storey side extension and replace with pitched roof.
22 Lansdowne Road