



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)	Cllr S Gallant
Cllr Jon Garfield (Vice Chairman)	Cllr G Newman
Cllr N Barber	Cllr D Savage
Cllr S Bird	Cllr S Wiles
Cllr Jan Garfield	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 21 October 2015** at **9.15am** for the transaction of the following business:

A G E N D A

1. Apologies

To receive any apologies for absence.

2. Declarations of Interest

Members and officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the meeting if it becomes apparent that this may be required when a particular item or issue is considered.

3. Requests for Dispensation

Councillors with a pecuniary interest in an item on this agenda, who wish to remain, speak and/or vote during consideration of that item, may apply for a dispensation in writing to the Town Clerk prior to the meeting. Applications may also be considered at the meeting itself should the nature of the interest become apparent to a Councillor at the time of the meeting.

4. Confirmation of Minutes

To confirm the minutes of the Planning & Environment Committee meeting held on 7 October September 2015 as a true record. **(Pages 4-6)**

5. Planning Applications

To consider the following planning applications received since the previous agenda:

- a) DC/15/3938/FUL | Change of Use - proposed use as House in Multiple Occupation (HMO) | Abbeyfield House 53 Orwell Road**
Applicant: Mr Adrian Fairburn

[Link to documents](#)

- b) **DC/15/2975/FUL** | Replacement of existing UPVC conservatory with timber framed sunroom Replacement of existing summerhouse with new timber clad summerhouse Construction of new shallow dormer to roof to increase head height in future bathroom | **Rose Cottage The Ferry**
Applicant: Ms Vicky Thornton [Link to documents](#)
- c) **DC/15/3955/FUL** | to erect a single storey rear extension to the property | **5 Rosemary Avenue**
Applicant: Mrs J Wilby [Link to documents](#)
- d) **DC/15/3424/FUL** | Single Storey Rear Extension | **12 Waveney Road**
Applicant: Mr B Williams [Link to documents](#)
- e) **DC/15/3845/FUL** | Replacement of 1no. existing 9m floodlight with a 12.5m shrouded monopole to support telecommunications antennae for shared use by EE and Three UK, which together with the installation of 6no. ground based equipment cabinets and associated excavation will provide 2G, 3G and 4G mobile electronic communication services. Existing floodlight to be refitted to shrouded monopole at existing height. | **Felixstowe Lawn Tennis Club Bath Road**
Applicant: Share Access Ltd C/o Agent [Link to documents](#)
- f) **DC/15/3907/FUL** | Proposed two storey side and rear extension | **19 Church Lane**
Applicant: Mr & Mrs D Luck [Link to documents](#)
- g) **DC/15/3978/FUL** | side and rear extensions | **75 Seaton Road**
Applicant: Mr & Mrs Ruffles [Link to documents](#)
- h) **DC/15/3785/TCA** | Gleditsia (Honey Locust) on road frontage - to be felled, causing loss of light and restricting driveway. | **23 Constable Road**
Applicant: Mr Sam Harrold [Links to documents](#)
- i) **DC/15/4092/TCA** | Holm Oak at East End of Church - 30% crown reduction to prevent light restrictions on east window, physical damage to east end of church, and excess overhang over pavement. | **St John The Baptist Church Orwell Road**
Applicant: St John The Baptist Church [Links to documents](#)

6. **Felixstowe Peninsula Area Action Plan**

To consider the Felixstowe Peninsula Area Action Plan Preferred Options document which is open to public consultation from Monday 19 October 2015.

7. **Planning Decisions**

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

8. **Correspondence**

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 4 November 2015 at 9.15am, Felixstowe Town Hall.

A handwritten signature in black ink, appearing to read 'A. Tadjrishi', with a large, stylized initial 'A'.

Ash Tadjrishi
Town Clerk

14 October 2015

For information (via email): All Town Councillors
Local Press

Committee carefully considered this prior notification application and had no objections in principle. However, Committee had severe reservations over safe pedestrian access to this proposed development and therefore considers it would be appropriate to secure a Section 106 contribution towards significant highways improvements.

The proposed use makes it essential that there are safe cycle, pedestrian and indeed disabled accesses to the nearby facilities described in the Supporting Statement. We believe this a relevant “highways impact” as required by the GDO. Accordingly we would wish to see the following provided as a minimum:

- 1) New pedestrian steps and disabled ramp from the Anzani House forecourt to the pedestrian route at the traffic lights on Trinity Avenue.
- 2) New disabled ramp adjacent to the pedestrian steps further south on Trinity Avenue which links to the footway and cycleway towards the Port to the south-west.
- 3) Disabled access from the forecourt and car park to all of the entrances to Anzani House.
- 4) The pedestrian and cycle route to the local facilities, as described in the Supporting Statement, requires use of the footway through the adjacent underpass beneath the A14. That footway narrows at that point to below a safe standard. Additionally, there is a record of accidents at this point, with HGVs turning over, and heavy marks resulting from that can be seen on the concrete wall. Indeed there are currently also recent marks showing the incursion of a large vehicle up the grass bank immediately west of the underpass – having crossed the footway. A crash barrier exists beside this road to the north-east of the underpass, but ceases c. 100m from the underpass itself, despite the continued sharp curvature of the road. We believe that this requires to be extended to be continuous through the underpass and to the junction with Trinity Avenue if the footway is to be classed as an appropriate safe route to serve the proposed development. Therefore this should be a requirement to be provided by the applicant under a S106 agreement. That may be impossible to achieve, in combination with the correct width of the footway through the underpass. In that case, the change of use to residential cannot be said to be suitable under the “highways impact” criterion, and should fail.

b)

DC/15/3576/FUL | Reprofiting of the promenade and improvement access to the front of the Pier from the Leisure Centre car park | Felixstowe Leisure Centre Undercliff Road West

Committee recommended APPROVAL.	

c)	DC/15/3589/FUL Conversion of ground floor offices of addresses 91 and 93 Undercliff Rd West from B1 Offices into A3 Restaurant and/or A5 Hot Take Away Food Establishment. Conversion of upper floors of addresses 91-95 Undercliff Road from B1 Vacant Offices to 3no C3 Flats. Proposal to include an extension to and a new pitched roof over the second floor accommodation of 91 Undercliff Road. 91 Undercliff Road West
Committee recommended APPROVAL.	

d)	DC/15/3519/FUL Erection of a two storey dwelling Part Side Garden Of 40 King Street
Committee recommended APPROVAL in principle subject to assurances that drainage to the property be appropriately provided without detrimental effect to existing drainage issues at this location.	

e)	DC/15/3829/FUL Porch extension 66 Roman Way
Committee recommended APPROVAL.	

158. PLANNING DECISIONS

Committee NOTED the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda.

159. CORRESPONDENCE

None.

160. CLOSURE

The meeting was closed at 11.05am. The date of the next meeting was noted as being Wednesday 21 October 2015, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/15/2469/VOC Variation of Condition 2 of Planning Consent DC/14/1054/VOC incorporating design amendments to the scheme approved, including a reduction in the size of the building and an additional area of timber open deck on the southern side. The Pier Undercliff Road West
DC/15/3339/DRC Discharge of condition nos; 12, 13, 15, 19 & 20 of DC/14/0853/FUL - 3 storey hotel with car parking alterations to access, demolition of existing hotel Site Of Former Ordnance Hotel Undercliff Road West
DC/15/3469/FUL Convert a victorian house back to domestic use 3A Constable Road
DC/15/3873/DRC Details as required by Condition 4 of DC/15/1673/FUL (Replacement of existing single storey modular office accommodation with new two storey modular building to accommodate operational and administrative staff for existing Container Haulage business. Accommodation to include replacement rest room facilities.) Regarding car park layout plan Seven Lincs Depot Fagbury Road The Docks
DC/15/3162/FUL Erection of single storey rear extension in addition to a loft conversion with rear dormer window and various ancillary alterations 361 High Street Walton
DC/15/3455/OUT Outline application for one dwelling on land adjacent 17 Rosebery Road Part Side Garden 17 Rosebery Road
DC/15/3235/FUL Convert swimming pool to garden room with tiled skylight roof. Remove roof to existing study and replace with higher tiled roof. 2A Rosemary Avenue
DC/15/3318/TCA 2 Alders and 1 Oak tree - Height reduction of up to 3 metres. Trees are all in a group adjacent to my boundary 5 Brownlow Road
DC/15/3122/FUL conversion of redundant shop unit to single residential unit 4 Manning Road
DC/15/2935/FUL DC/15/2936/FUL Removal of defective conservatory, although with retention of walls/floor, and erection of replacement sunroom The Coach House Hamilton Gardens

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.