



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 22 January 2020** 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 8 January 2020 as a true record. **(Pages 3-5)**

**5. Planning Applications**

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

- a) **DC/19/5049/FUL** | Redevelopment of site to provide new clubhouse and new public facilities to include cafe, putting green, toilets and viewing platform, improved access, parking, 5 detached dwellings and associated landscaping, relocation of existing watch tower - existing clubhouse and pro-shop buildings to be demolished

**Felixstowe Ferry Golf Club Ferry Road**

Applicant: Mr D Spencer

[Link to Documents](#)

- b) **DC/20/0062/LBC** | Application for a new Listed Building Consent to replace existing Listed Building Consent DC/16/2820/LBC to allow for the demolition of existing buildings, the conversion and reconstruction of curtilage listed stable buildings to B1 business use and enhancements to the curtilage of 362 High Street. Listed building consent required to support the extant planning permission for the demolition of existing buildings and the phased construction of up to 385 dwellings, new public open space and a new link road and linear park between Walton High Street and Candlet Road the conversion of curtilage listed stables to B1 business use, together with associated infrastructure (ref: DC/16/2778/OUT).

**Land North Of Walton High Street**

Applicant: Trinity College Cambridge

[Link to Documents](#)

- c) **DC/20/0090/FUL** | Proposed single storey rear extension  
**89 King Street**

Applicant: Mr & Mrs A Schofield

[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 6)**

**7. Consultation: England Coast Path Final Proposals – Shotley Gate to Felixstowe Ferry**

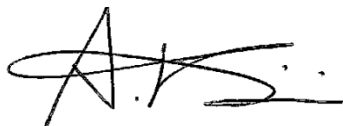
To consider the consultation by Natural England on final proposals for the England Coast Path from Shotley Gate to Felixstowe Ferry, the deadline for comments being 11 March 2020. **(Pages 7-8)**

**8. Correspondence**

To note any items of correspondence.

**9. Closure**

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 5 February 2020 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi**  
**Town Clerk**  
**15 January 2020**

For information (via email): All Town Councillors  
Local Press  
Felixstowe Chamber of Trade & Commerce

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***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 8 January 2020** at **9.15am**.

**PRESENT:** Cllr S Bird (Chairman)                      Cllr M Morris  
                 Cllr S Bennett                                      Cllr D Savage  
                 Cllr S Gallant                                        Cllr S Wiles

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

In the absence of **Cllr A Smith** (Chairman), Vice-Chairman **Cllr S Bird** was in the Chair

### **380. PUBLIC QUESTIONS**

There were none.

### **381. APOLOGIES FOR ABSENCE**

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

### **382. DECLARATIONS OF INTEREST**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr S Bird Cllr S Gallant Cllr S Wiles	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.

### **383. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 18 December 2019** be signed by the **Chairman** as a true record.

### **384. PLANNING APPLICATIONS**

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

<b>a</b>	<b>DC/19/4811/FUL</b>   Extension of existing row of beach huts to level the beach material and reposition 5 existing beach huts from the Spa Pavilion end. <b>Manor End, The Promenade</b>
<b>Committee recommended APPROVAL</b>	
<b>b</b>	<b>DC/19/4780/FUL</b>   Extension to existing living accommodation over garage <b>Brook End House 78 Brook Lane</b>
<b>Committee recommended REFUSAL. The plans do not reflect the design in the application. This is not an extension to the existing dwelling. This is a separate annexe with no access to host property.</b>	
<b>c</b>	<b>DC/19/4761/FUL</b>   To replace all external doors and windows with white UPVC <b>4 Cranmer Cliff Gardens</b>
<b>Committee recommended APPROVAL subject to the approval by the Conservation Officer that the replacement windows are like for like.</b>	
<b>d</b>	<b>DC/19/4830/VOC</b>   Variation of Condition Nos. 2 and 3 of - Conversion to 6 self-contained apartments - Amendments to design and layout <b>South Beach Mansion Bent Hill.</b>
<b>Committee recommended APPROVAL</b>	
<b>e</b>	<b>DC/19/4877/VOC</b>   Variation of condition(s) 2 of application DC/17/3986/FUL - Proposed dwelling. <b>Land At Candlet Grove Candlet Grove</b>
<b>Committee recommended APPROVAL.</b>	
<b>f</b>	<b>DC/19/5066/FUL</b>   Single storey rear extension <b>4 Walnut Close</b>
<b>Committee recommended APPROVAL.</b>	
<b>g</b>	<b>DC/19/4853/FUL</b>   Construction of a first-floor side extension <b>11 Conway Close</b>
<b>Committee recommended APPROVAL</b>	
<b>h</b>	<b>DC/19/4802/FUL</b>   Erection of first floor extension, single storey rear extension, porch, and detached garage <b>28 Glenfield Avenue</b>
<b>Committee recommended APPROVAL.</b>	

<b>i</b>	<b>DC/19/4753/FUL</b>   Single storey mono pitched porch extension to form cloakroom - including RC bridge over drains. Demolish original brick/timber porch - replace with brick-built porch including toilet and wash basin <b>46 Kings Fleet Road.</b>
<b>Committee recommended APPROVAL.</b>	
<b>j</b>	<b>DC/19/4835/FUL</b>   Replacement of windows and doors to flats 1-6 Beachcote into existing openings <b>1-6 Beachcote Undercliff Road East</b>
<b>Committee recommended APPROVAL subject to the approval by the Conservation Officer that the replacement windows are like for like.</b>	
<b>k</b>	<b>DC/19/4842/TCA</b>   1 x Silver Birch - Fell to ground level Reason: stunted growth and growing directly over drain cover. <b>11 College Green</b>
<b>Committee had NO OBJECTION to the work proposed subject to the guidance of East Suffolk Council's Arboricultural Officer.</b>	

### **385. 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.

### **386. CORRESPONDENCE**

**Committee NOTED** the following correspondence:

- i. DC/19/4442/FUL - 1 College Green.**  
Committee was asked to consider whether its initial objections had been resolved, following revisions to the original application. Members agreed that the application was still unacceptable due to concerns relating to the impact on the conservation area. The Clerk was asked to submit the Chairman's explanation of the issues to the planning officer at ESC.
- ii. APP/X3540/W/19/3236974 - Rubecon, 14 Marine Parade Walk (appeal)**  
The Clerk was asked to formalise the Chairman's additional comments in respect of this application and submit this to the appeal inspector.
- iii. 5 Nacton Road.**  
Committee was asked to consider whether its initial objections had been resolved, following revisions to the original application. It was agreed that this application should now be approved.

### **387. CLOSURE**

The meeting was closed at 10.22am. The date of the next meeting was noted as being Wednesday 22 January 2019, 9.15am at Felixstowe Town Hall.

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

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

**DC/19/4226/FUL** | Demolish conservatory, new single storey flat roof rear extension  
**29 Maidstone Road**

**DC/19/4513/FUL** | Two dwellings  
**Land To Rear Of 49-53 High Road East**

**DC/19/4287/FUL** | Single story upvc conservatory  
**60 Brook Lane**

**DC/19/4572/FUL** | Lift shaft for disabled person  
**93 Cliff Road**

**DC/19/4610/FUL** | Erection Of Single Storey Rear Extension  
**84 Ranelagh Road**

**DC/19/4291/LBC** | Listed Building Consent - Externally, Replace two C20 windows, strip out redundant canopy to doorway, install three mechanical extract terminals Internally demolish brick partitions at larder/wc; raise floor level in larder; renew kitchen floor (due to rot); reopen original access to existing cellar steps; form partition round cellar steps and to proposed wc cloakroom (to be sited in enlarged kitchen store), change nomenclature of kitchen to bakery kitchen and resite main kitchen to music room; add drylining and thermal insulation to bakery kitchen walls and floor and ceiling, renew ceiling at bakery kitchen and larder and wc cloakroom in plasterboard;[not listed building matters - drain below floor/ground level from proposed wc cloakroom via chamber to existing foul water system).  
**223 Grange Road**

**DC/19/4212/COU** | Change of use of ground floor shop from a dog grooming parlour to a pharmacy (no external alterations)  
**27 Beach Station Road**

**DC/19/4414/TCA** | Remove 1no. Walnut tree due to over size and risk of damage and future subsidence. Replace with smaller ash tree. Located in back garden.  
**28 Berners Road**

### **Refused (and recommended for Refusal by this Committee):**

**DC/19/4464/FUL** | Construction of front extension (revised scheme)  
**6 Langdale Close**

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

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

**DC/19/4174/VOC** | Approval of Reserved Matters on application DC/19/2752/PN3 (Prior Notification Application - Change of use to a tea shop.)  
**81 High Road West**

## **AGENDA ITEM 7: CONSULTATION: ENGLAND COAST PATH FINAL PROPOSALS – SHOTLEY GATE TO FELIXSTOWE FERRY**

On Wednesday 15<sup>th</sup> January 2020, Natural England submitted a compendium of reports to the Secretary of State for the Environment, Food & Rural Affairs setting out proposals for improved access to the coast between Shotley Gate and Felixstowe Ferry. These proposals form part of a programme to establish a continuous walking route around England's coastline, under the provisions of Part 9 of the Marine and Coastal Access Act 2009.

Natural England are now starting an eight week period during which owners, tenants or occupiers of any land affected by the proposed path and/or spreading room can make an objection about the proposals. Anyone else can make a representation. Any objections and representations will be sent to the Secretary of State and be used in the decision-making process.

Natural England have already discussed the proposal with landowners and will be informing them, along with people who live nearby, and a range of organisations.

Natural England advise that all representations and objections about the report must be received by midnight on Wednesday 11th March 2020.

The proposals consist of an Overview document together with five legally separate statutory reports with maps, each covering a single length of coast within the stretch relating to the proposed route. They also include a Habitats Regulations Assessment (HRA) relating to any potential impact on the conservation objectives of European sites; and a Nature Conservation Assessment (NCA) which documents their conclusions in relation to other potential impacts on nature conservation.

There are relevant forms to be completed if people wish to make a representation or objection, along with some guidance notes to help with completing the forms.

Copies of the all the documents and forms will be available at the locations listed below or online at: <https://www.gov.uk/government/collections/england-coast-path-shotley-gate-to-felixstowe-ferry>

Interested parties are also recommended to read Defra's detailed guidance notes on making representations and objections about the report, which are also available online at: [www.gov.uk/guidance/england-coast-path-comment-on-a-proposed-new-stretch](http://www.gov.uk/guidance/england-coast-path-comment-on-a-proposed-new-stretch)

The Secretary of State for Environment, Food and Rural Affairs will make a decision about the report when all representations and objections have been considered.

Establishment of the new access arrangements will not begin until that decision is made.

Documents can be viewed at the following locations:

Location	Address	Telephone	Opening hours
Ipswich County Library	Northgate Street Ipswich Suffolk IP1 3DE	01473 927260	Monday: 9am-6pm Tuesday: 9am-7pm Wednesday: 9am-6pm Thursday: 9am-6pm Friday: 9am-7pm Saturday: 8.30am-5pm Sunday: 10am-4pm
Felixstowe Library	Crescent Road Felixstowe Suffolk IP11 7BY	01394 330850	Monday: 10am-4pm Tuesday: 9am-5.30pm Wednesday: 9am-7.30pm Thursday: 9am-5.30pm Friday: 9am-5.30pm Saturday: 9am-5pm Sunday: 10am-4pm
Harwich Library	Upper Kingsway Dovercourt Harwich CO12 3JT	0345 603 7628	Monday: 9am to 6pm Tuesday: 9am to 6pm Wednesday: Closed Thursday: 9am to 5pm Friday: 9am to 5pm Saturday: 9am to 5pm Sunday: Closed
Suffolk County Council	Reception Endeavour House 8 Russell Road Ipswich IP1 2BX		Monday to Friday 9am – 5pm

**Committee is requested to consider the consultation by Natural England on final proposals for the England Coast Path from Shotley Gate to Felixstowe Ferry, the deadline for comments being 11 March 2020.**