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TOWN HALL
FELIXSTOWE
SUFFOLK
IP11 2AG

9 am to 4 pm Mondays to Fridays

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 at **ONLINE** on **Wednesday 8 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. 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.

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
2 July 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.

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 1 July 2020 as a true record. **(Pages 4-7)**

5. **Planning Applications**

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

- a) **DC/20/2236/FUL** | Alterations and extensions including new roof to facilitate formation of first floor accommodation

2 St Andrews Road

Applicant: Unstated

[Link to Documents](#)

- b) **DC/20/2159/FUL** | Extend ground floor area to side of house and erect first floor bedroom over existing and extended ground floor area

10 Gulpher Cottages Gulpher Road

Applicant: Mr D Wilding

[Link to Documents](#)

- c) **DC/20/2332/VOC** | Variation of Condition 2 of DC/20/1807/VOC - Variation of Condition(s) 2 of application DC/18/1958/FUL - (Proposed development of the land between Treetops and Candlet Road to construct a total of 3 new dwelling houses with associated hard and soft landscaping including new access road from Treetops.) - It is proposed that more parking spaces will be added for visitors, so that they are not encouraged to park on the narrow access road where they might block cars entering or exiting the site. We wish the condition to be varied to include the amended drawings 3502_PL203A - Proposed Site Plan to replace the previously approved 3502 PL203.

Land Between Treetops And Candlet Road

Applicant: Mr D Piper

[Link to Documents](#)

- d) **DC/20/2330/FUL** | Erection of first floor side extension (to South East aspect) and single storey rear extension (to North East aspect)

1 Drift Cottages Ferry Road

Applicant: Unstated

[Link to Documents](#)

- e) **DC/20/0848/FUL** | To restore balcony to first floor. To return first floor window to door (timber). To replace first floor right window with timber window & new concrete sill. Work to resemble original look of building. Balcony will be constructed using reclaimed cast iron period balustrades & steel frame/railings fixed on new upc deck above existing bay only. Style of timber door & window to be based on originals in photo.

33 Quilter Road

Applicant: Unstated

[Link to Documents](#)

- f) **DC/20/2230/TPO** | TPO SCDC 1996:0096 Silver Birch to side of property - overall crown reduction of 30%

37 Western Avenue

Applicant: Mr R Wood

[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 8)**

7. Correspondence

To note any items of correspondence.

8. Closure

To close proceedings and confirm the date of the next regular Committee meeting as scheduled for Wednesday 22 July 2020 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held **ONLINE** on **Wednesday 1 July 2020** at **9.15am**

PRESENT: Cllr S Bird (Chairman) Cllr D Savage
 Cllr A Smith (Vice-Chairman) Cllr S Wiles
 Cllr S Bennett Cllr K Williams (*to item 105*)
 Cllr M Morris

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

IN ATTENDANCE One member of the public

101. PUBLIC QUESTION TIME

A member of the public asked the Committee to note the submission made on behalf of Fair Play for Felixstowe in relation to the Suffolk Coastal Local Plan Main Modifications Consultation – a copy of which had been sent to Members prior to the meeting. The submission highlighted that the increase to housing contingency figures, commensurate with the proposed reduction of the average annual housing requirement, could instead be an opportunity to reduce the pressure on Felixstowe. Fair Play for Felixstowe strongly supported a reduction to the targeted housing provision which they felt to be disproportionately proposed to be located in Felixstowe and would compromise the ability to accommodate the leisure-led and environmental aspirations of the development.

102. APOLOGIES

Apologies were received from **Cllr S Gallant** and **Cllr M Jepson** due to other business.

103. DECLARATIONS OF INTEREST

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

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

104. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 24 June 2020 be confirmed as a true record.

105. SUFFOLK COASTAL LOCAL PLAN MAIN MODIFICATIONS CONSULTATION

The Clerk gave a brief overview of the consultation documents.

During this item, at 10.17am, Cllr K Williams left the meeting.

Following discussion, Committee agreed that the following response should be submitted to the Inspector on behalf of the Town Council:

Ref	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan
MM15	75	After Paragraph 4.62
<p>Proposed Main Modification: Add new paragraph after paragraph 4.62 to read: <u>In primary shopping areas, the policy aims to ensure a dominant retail appearance which supports high levels of footfall. As such the policy restricts proposals which would undermine this approach and result in concentrations of non A1 uses. In coming to a view as to whether a proposal would result in a concentration of non A1 uses, using Table 4.1 as a baseline, the Council will have regard to the total number and proportion of different use classes along the immediate frontage and the continuity of non A1 uses.</u></p> <p>FTC Comment: <i>We request a change to the wording as follows:</i> In primary shopping areas, the policy aims to ensure a vibrant town centre which supports high levels of footfall. As such the policy restricts proposals which would undermine this approach and result in inappropriate concentrations of non A1 uses. In coming to a view as to whether a proposal would result in an inappropriate concentration of non A1 uses, using Table 4.1 as a baseline, the Council will have regard to the total number and proportion of different use classes along the immediate frontage and the continuity of non A1 uses. <u>It is understood that retail is rapidly changing, requiring a flexible approach which recognises local circumstances.</u></p>		
Ref	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan
MM20	101	Policy SCLP5.12
<p>Proposed Main Modification: Change to wording of Policy SCLP5.12: Houses in Multiple Occupation: b) Provision can be made for sufficient parking <u>and where the dwelling is, or can be made to be, accessible to public transport services and main employment and service centres on foot and by cycle; and</u> or the dwelling is served by good public transport or walking/cycling links which connect the dwelling to main employment and service centres; and</p> <p>FTC Comment: We are concerned that the requirement for both sufficient parking <i>and</i> access to public transport services on foot and by cycle could be overly restrictive.</p>		

Ref	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan
MM49	183 and various other pages	Paragraphs 11.45, 11.46 and Policy SCLP11.9 and various

Proposed Main Modification:

Delete Policy SCLP11.9: Areas to be Protected from Development and supporting text.

FTC Comment:

Felixstowe Town Council objects to the proposed removal of Policy SCLP11.9. This policy has specific purpose in protecting areas from development due to their character, setting and contribution to their settlements. This policy makes an important contribution to development management and feeds into other policies in the Local Plan. We do not feel it is sufficient to rely on other policies in the Plan for this purpose. This policy has been valued and widely used throughout the life of at least three generations of the Suffolk Coastal Local Plan.

Ref	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan
MM51	198	Policy SCLP12.2

Proposed Main Modification:

Proposed addition of h):

h) Opportunities for sustainable forms of transport will be enhanced, and the cumulative impact of new developments will not create severe impacts on the existing transport network;

FTC Comment:

We request a change to the wording as follows:

h) Opportunities for sustainable forms of transport will be enhanced, and the cumulative impact of new developments will not create severe **unacceptable** impacts on the existing transport network;

Ref	Page of Final Draft Local Plan	Policy / Paragraph of Final Draft Local Plan
MM52	206-207	Policy SCLP12.3

Proposed Main Modification:

Change of wording:

The necessary off-site infrastructure requirements, including health provision and police facilities will be required through developer contributions. ~~and water recycling upgrades undertaken by Anglian Water through the Asset Management Plan.~~ **Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity will be required, including, but not limited to, water recycling upgrades.**

FTC Comment:

We request a change to the wording as follows:

The necessary off-site infrastructure requirements, including health provision and police facilities will be required through developer contributions. Confirmation of adequate capacity in the foul sewerage network or action to upgrade to create the required capacity will be required, including, but not limited to, water recycling upgrades **opportunities**.

It was **RESOLVED** that the comments above be submitted to the Planning Inspector in response to the Suffolk Coastal Local Plan Main Modifications Consultation on behalf of the Town Council.

106. CORRESPONDENCE

None.

107. CLOSURE

The meeting was closed at 11.46 am. The date of the next meeting was noted as being Wednesday 8th July 2020, 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

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

DC/20/1973/FUL | Proposed single storey and two storey front extensions, replacement roof structures incorporating first floor accommodation and alterations
208 Ferry Road

DC/20/1807/VOC | Variation of condition(s) 2 of application DC/18/1958/FUL - (Proposed development of the land between Treetops and Candlet Road to construct a total of 3 new dwelling houses with associated hard and soft landscaping including new access road from Treetops.)
Land Between Treetops And Candlet Road

DC/20/1841/TCA | To fell Bay Laurel in rear boundary and growing at base of neighbour's garage.
69 Princes Road

DC/20/1865/TCA | T1 - silver birch - remove epicormic growth, crown lift to 3.5m and reduce crown height and spread by 1.5m and shape. T2 - whitebeam - in terminal decline - fell to near ground level and herbicide with eco plugs
Dinsdale Court Undercliff Road West

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 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

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/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