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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 5 August 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
29 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 22 July 2020 as a true record. **(Pages 5-9)**

5. Planning Applications

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

- a) **DC/20/2422/OUT** | Outline Application (Some Matters Reserved) - Residential development consisting of a pair of three bedroom semi-detached houses, 2 No detached two bedroom bungalows and a detached three bedroom house. Demolition of existing storage building and formation of upgraded vehicular access onto the High Street
Land To The Rear Of 361-377 High Street Walton
Applicant: Mr S Bloomfield [Link to Documents](#)

- b) **DC/20/2441/FUL** | Trial for demountable concrete blocks to create a sand platform between groyne 105 and 106 in front of the Spa Pavilion, Felixstowe
The Spa Beach The Promenade
Applicant: Ms L Hack [Link to Documents](#)

- c) **DC/20/2677/FUL** | Alterations and extension to form mixed use development comprising Retail (Use Class A1), Restaurant/Cafe (Use Class A3) and 9 self contained flats (Use Class C3)
Police Station 32 High Road West
Applicant: Pinn Homes Ltd [Link to Documents](#)

- d) **DC/20/2559/FUL** | Erection of chalet bungalow (detached)
41 Westmorland Road
Applicant: Mr M Elmes [Link to Documents](#)
- e) **DC/20/2452/FUL** | Construction of single-storey dwelling and construction of new access.
130 Mill Lane
Applicant: LKM Properties Ltd [Link to Documents](#)
- f) **DC/20/2532/FUL** | Single storey detached dwelling and new driveway connection to un-adopted access road
Land At York Road
Applicant: Mr A Lafflin [Link to Documents](#)
- g) **DC/20/2571/FUL** | Two storey extension
8 Gulpher Cottages Gulpher Road
Applicant: Mr R Adams [Link to Documents](#)
- h) **DC/20/2676/VOC** | Variation of condition(s) 2 of application DC/15/0332/FUL - Conversion of redundant buildings to new dwellings, erection of new flat to site frontage and erection of car ports and associated car parking
38-40 Victoria Street
Applicant: Mr J Bobbin, James Franklin Homes Ltd [Link to Documents](#)
- i) **DC/20/2644/FUL** | Construction of a single storey rear extension
5 Norman Close
Applicant: Unstated [Link to Documents](#)
- j) **DC/20/2505/FUL** | Change of Use of house (Use Class C3) to a large HMO (Use Class Sui Generis).
102 Garrison Lane
Applicant: Unstated [Link to Documents](#)
- k) **DC/20/2752/FUL** | Proposed loggia
Old Thurlow Golf Road
Applicant: Mr & Mrs M Evans [Link to Document](#)
- l) **DC/20/2640/FUL** | Proposed Dropped kerb
62 High Road West
Applicant: C/o Agent Mr Kyle [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 10)**

7. Correspondence

To note any items of correspondence.

8. Premises Licence application: Cuppa, 81 High Road West, IP11 9AB

To consider a new application for the supply of alcohol (on & off sales)
Monday to Thursday 12:00 to 17:00, Friday & Saturday 12:00 to 23:00

9. ESC Consultations on Temporary Pavement Licences

To consider delegating authority to the Clerk, in consultation with the Chairman of the Planning & Environment Committee, to respond to consultations on Temporary Pavement Licence applications on behalf of Felixstowe Town Council.

10. Closure

To close proceedings and confirm the date of the meeting as scheduled for Wednesday 19th August 2020 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held **ONLINE** on **Wednesday 22 July 2020** at **9.15am**

PRESENT: Cllr S Bird (Chairman) Cllr M Jepson
 Cllr A Smith (Vice-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)

148. PUBLIC QUESTION TIME

There were none.

149. APOLOGIES

Apologies were received from **Cllr K Williams**.

150. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr M Jepson	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.

151. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee meeting held on 8 July 2020** be confirmed as a true record.

152. 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	DC/20/2448/FUL The proposal is a 2 storey Public House. On the site of an old GP practice which has been demolished 201 Hamilton Road
<p>Committee warmly welcomed this application, noting that its previous concerns in respect of proposals for this site have been largely addressed in this latest iteration, and therefore recommended APPROVAL.</p> <p>We do observe that there is a lack of detail on whether the windows to the northern elevation are to be obscured and would ask that consideration be given to ensure that these do are not prone to overlooking nearby residents.</p> <p>We would also welcome a reintroduction of the ‘arched’ window design to the southern elevation and blind window features to the west elevation from the previous (withdrawn) application, which we believe to be more sympathetic to and in keeping with the nearby (listed) station building.</p>	
B	DC/20/2424/FUL Conversion of Loft to create Studio/Bedsitting room in existing managed HMO 1 Granville Road
<p>Committee recommended APPROVAL.</p>	
C	DC/20/2480/FUL Side extension to incorporate family annexe and master ensuite 75 Seaton Road
<p>Committee recommended APPROVAL, subject to it being conditioned that the annex remains ancillary to the existing building and not a separate dwelling.</p>	
D	DC/20/2428/FUL Erection of single storey rear and side extension, conversion of roof to habitable floor space with rear dormer 49 High Road West
<p>Committee recommended APPROVAL.</p>	
E	DC/20/2391/FUL Construction of a single storey rear extension and new dormer window to roof. 14A Quilter Road
<p>Committee recommended APPROVAL.</p>	

F	DC/20/2430/FUL Single Storey Rear Extension 6 St Marys Crescent
Committee recommended APPROVAL.	
G	DC/20/2458/FUL Proposed detached studio/gym Hill House Farm Gulpher Road
Committee recommended APPROVAL.	
H	DC/20/2476/TCA Section and dismantle one conifer tree pushing onto garage. Rane Vale 98 Ranelagh
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

153. 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.

154. ESC LANGER PARK CONSULTATION

Committee noted the public consultation on proposals to improve Langer Park. The consultation had been published online and the Clerk advised that he had sent details of the consultation to Langer Primary School and circulated to all Town Councillors, who would be welcome to comment individually.

Following a discussion on the proposals, it was RESOLVED that the following be formally submitted to ESC:

Felixstowe Town Council welcomes East Suffolk Council's proposals for the enhancement and improvements to Langer Park. We would be pleased to support ESC in achieving this aim and look forward to working with the District Council on developing the project further.

155. HAMILTON ROAD SHARED SPACE TEMPORARY CLOSURE

Committee considered a number of options in relation to the current temporary closure of the Hamilton Road share space to vehicles. The Clerk reported that, to date, 455 of 532 respondents to an ongoing online survey were in favour or extending the closure for a further 18 months and over 70% had indicated a preference for the closure to become permanent. Members noted the

demographic of the respondents, the majority of whom were over 45 years old and the highest proportion being over 65.

Following further discussion and debate it was RESOLVED that East Suffolk Council and Suffolk County Council be advised that the Town Council would wish to see an Experimental Traffic Regulation Order (ETRO) introduced for Hamilton Road Shared Space.

156. PROPOSED REMOVAL OF BT PAYPHONE AT WADGATE ROAD

Committee considered the proposal by BT to remove a payphone at Wadgate Road. Given the usage and location of the phone, Members raised concerns around the key service that would be lost to local residents, some of whom may be potentially vulnerable, if this payphone was removed.

RESOLVED that the following be formally submitted to ESC:

Felixstowe Town Council objects to the proposed removal of the payphone at Wadgate Road. The phone, which is located in one of the most socially deprived areas in the town, demonstrably continues to show significant regular use. It meets a local need and is important to those that use it, some of whom may be vulnerable or for whom the use of a mobile phone may not be a viable option.

157. CORRESPONDENCE

Members considered the following correspondence:

i) DC/19/2783/FUL 40 King Street. Appeal Ref. APP/X3540/W/20/3247339

Clerk informed the Committee that the above appeal against the ESC decision to refuse the above application had been dismissed by the Planning Inspector on 10 July 2020.

Committee duly NOTED.

ii) Sizewell C

The Clerk advised of a Joint Local Authority Group meeting on 29 July being held to discuss Sizewell C. A formal invitation to the Town Council had not been received. However, it was noted that Cllr G Newman would be attending as a JLAG Member and would be able to represent and report back to the Town Council if appropriate. Cllr A Smith also volunteered to attend on behalf of the Town Council if an invitation was made.

Committee agreed that Cllr Newman should act as representative to Felixstowe Town Council and that Cllr Smith should also attend in that capacity if an invitation was forthcoming.

iii) ESC Grass Cutting Initiative

The Clerk updated Members following correspondence with ESC on their proposed grass cutting initiative. Committee reviewed a map of the areas being identified and were content with the proposals.

Committee noted the update.

iv) Suffolk County Council - Emergency Walking and Cycling Measures - High Road, Felixstowe

Committee considered Suffolk County Council's Transport Recovery Plan and its proposed change to the cycle scheme along High Road East and High Road West, from advisory to mandatory, and an extension to the scheme towards Cliff Road for a further stated 900m.

Members queried the '900m' figure, believing this may be an error which should read 90m.

The Clerk advised that all Councillors were able to comment directly to the County Council on this matter, with a deadline of 31st July.

Members raised concerns around the short timeframe given to respond, the impact of extending the cycle path in front of the retail units and the appropriateness of physical segregation along this road.

Following further discussion and debate, it was RESOLVED that the Clerk should contact the County Council on behalf of the Town Council as follows:

Felixstowe Town Council welcomes an increase to cycling facilities across the town but is concerned that there should not be a mandatory cycle lane and physical segregation installed in the proposed location without further and more meaningful consultation, particularly including those residents and businesses that would be affected by the proposals.

The Town Council would not wish to see parking restrictions introduced beside the local shopping centre.

At this point 12.05pm Cllr S Gallant left the meeting.

158. CLOSURE

The meeting was closed at 12.11am. The date of the next video-conference meeting was noted as being Wednesday 5 August 2020, 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/20/1891/FUL | To erect two storey side extension for bedroom with ensuite over enlarged kitchen/diner

54 Hintlesham Drive

DC/20/1603/FUL | New welfare hub to include 3No cabins positioned on paving slab base to accommodate storage, wc's and coffee hut. Incl 3m high anti climb security fencing to perimeter plus security lighting.

Seaton Recreation Ground Seaton Road

DC/20/1205/LBC | **Listed Building Consent** - Application to vary Listed Building Consent DC/19/0528/LBC - To demolish defective chimney reference FP4 The existing is defective and has major cracks and failed mortar and has a measurable lean - and rocks unsafely

The Old Hall 37 High Road East

DC/20/1885/FUL | Extension

Hooper House High Road East

DC/20/1803/FUL | Installation of 11 No. replacement windows into existing apertures

Flat 1 60 Leopold Road

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

DC/20/1873/TPO | 2no. Holm Oaks to front of property: Following recent sudden loss of leaves and evidence of fungal infection: Either to be felled if it is clear the trees are dying, or reduce and shape if the trees are still viable.

10 Maybush Lane

Refused (and recommended for Refusal by this Committee): None

Approved (and recommended for Refusal by this Committee):

DC/20/1717/FUL | Replacement Dwelling

Former Spindrift Ferry Road

Refused (and recommended for Approval by this Committee):

DC/20/1790/FUL | Construction of a single storey dwelling

40 King Street