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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 9 September 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 September 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 19 August 2020 as a true record. **(Pages 5-7)**

5. **Planning Applications**

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

- a) **DC/20/1002/ARM** | Approval of Reserved Matters and Discharge of Condition 18 relating to Outline Planning Consent (PP/J3530/W/15/3138710 - DC/15/1128/OUT) - Phase 1 - Residential (262 Dwellings, open space and supporting services and infrastructure).
Candlet Road,
Applicant: Mr S McAdam, Persimmon Homes Suffolk [Link to Documents](#)

- b) **DC/20/3016/FUL** | Provision of new enlarged single storey security cabin in 1 Nicholas Road Container Yard as replacement for existing cabin (size 12.01 x 2.96m)
Plot 1 Nicholas Road
Applicant: Trinity College, Cambridge [Link to Documents](#)

- c) **DC/20/3298/VOC** | Variation of Condition(s) 2, 7, 9 and 15 on planning permission DC/13/3656/FUL (Proposed high bay distribution unit with a footprint of c. 47,000m², including car parking and associated infrastructure)
Land At Clickett Hill Road And South Of Railway Line Nicholas Road Trimley St Mary
Applicant: Mr J Gandy, Uniserve & Trinity College [Link to Documents](#)

- d) **DC/20/3066/FUL** | Change of use of ground floor former Grocers (A1) to C3 use and retention of existing dwelling at first floor and second floor
12 Manning Road
Applicant: Lakeview Property Group [Link to Documents](#)
- e) **DC/20/3067/FUL** | Proposed new welfare hub to include 3No cabins positioned on paving slab base to accommodate storage, wc's and coffee hut. Incl 2.4m high anti climb security fencing to perimeter plus security lighting.
Seaton Recreation Ground Seaton Road
Applicant: Mrs J Walton, CBW Design Ltd [Link to Documents](#)
- f) **DC/20/3301/FUL** | Construction of a two storey extension to the side of the existing dwelling and single story garden room to the rear
14 St Georges Road
Applicant: Mr J Ditcham [Link to Documents](#)
- g) **DC/20/3118/FUL** | Single storey side extension to existing nursery provision
Day Nursery Convent Of Jesus And Mary 61-63 Orwell Road
Applicant: Ms C Charles, Convent of Jesus & Mary [Link to Documents](#)
- h) **DC/20/3225/FUL** | Proposed Two Storey Front Extension with Ground Floor Side Extension
18 Western Avenue
Applicant: Mrs A Rosewell [Link to Documents](#)
- i) **DC/20/3303/FUL** | Single story extension to the rear of the existing dwelling
64 Constable Road
Applicant: Mr D Aitchison [Link to Documents](#)
- j) **DC/20/3153/FUL** | Single storey rear extension with flat roof
4 Walnut Close
Applicant: Mr K Dawson [Link to Documents](#)
- k) **DC/20/3113/FUL** | Side and rear extension (reduced scheme from that approved under DC/18/0760/FUL)
2 Looe Road
Applicant: Mrs H Egerton [Link to Documents](#)
- l) **DC/20/3149/TPO** | TPO SCDC 00/0140 Part G1 11no. Holm Oak - crown reduce back to previous reduction points, and reduce overhang over No. 14.
11 Foxgrove Gardens
Applicant: Mrs C Sutherland [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. **(Pages 8 - 9)**

7. Consultations: Changes to the Current Planning System

To consider the Committee's response to one of three consultations published by MHCLG proposing reforms to the planning system. **(Page 10)**

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the meeting as scheduled for Wednesday 23rd September 2020 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES
MINUTES of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held
ONLINE on **Wednesday 19 August 2020** at **9.15am**

PRESENT: Cllr S Bird (Chairman) Cllr M Morris
 Cllr S Bennett Cllr D Savage
 Cllr S Gallant Cllr S Wiles
 Cllr M Jepson (*to item 183c*)

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

IN ATTENDANCE: One member of public.

179. PUBLIC QUESTION

The Chairman advised that he would invite the member of the public to make their representation immediately prior to the application being considered.

180. APOLOGIES

Apologies were received from **Cllr A Smith** and **Cllr K Williams**.

Cllr M Jepson gave apologies in advance of needing to leave the meeting at 10.00am to attend to a family matter.

181. 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.

182. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 5 August 2020 be confirmed as a true record.

183. PLANNING APPLICATIONS

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

During the following application, the Chairman invited representation from a member of the public, a neighbour to the site who expressed concerns about aspects, such as noise and dust, from the demolition and the impact this would have on residents' amenity.

A	DC/20/2958/PN3 Prior Notification - Redevelopment of the site Former Deben High School Garrison Lane
Committee recommended APPROVAL and ask that ESC ensure that the neighbours to the site are well-informed about the process and progress with its development.	

B	DC/20/3043/FUL External and internal alterations of existing Industrial unit and the creation of additional first floor areas 4-8 Sunderland Road
Committee recommended APPROVAL, noting that the weight limit in this area would restrict the potential for HGV movements.	

At this point, 10am, Cllr M Jepson left the meeting.

C	DC/20/2520/FUL Demolition of rear shed and alterations to existing Basement Space converted back to a single residential Unit 7 North Sea Road
Committee recommended REFUSAL. Firstly, we would question the wording of the application that indicates conversion to a single residential unit when it appears that four flats are being proposed. Committee also notes that the property is located in Flood Zone 1 and proposes a basement flat with sleeping accommodation at that level with no internal escape to upper floors.	

D	DC/20/2762/LBC Listed Building Consent - Rear Extension (amended scheme to previous approval to include timber cover strip) 3 Cranmer House Maybush Lane
Committee recommended APPROVAL,	

E	DC/20/2827/FUL Extension living/dining area for sun room area. Convert external toilet to internal 6 High Road West
Committee recommended APPROVAL	

184. 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.

185. CONSULTATIONS: REFORM OF THE PLANNING SYSTEM

Members noted the publication of three Government consultations proposing major reforms to the planning system. The Clerk advised that, owing to the far-reaching nature of the Government's proposed reforms to the planning process, the Town Council would have its interests best served by helping inform NALC's representation on behalf of the town and parish council sector.

It was noted that the first consultation response deadline was 17th September, with the following two responses due in October.

RESOLVED that the Chairman, Vice-Chairman, Town Clerk and Planning Administration Assistant should review the proposals and draft a potential response to the first consultation, to be presented to the next Committee meeting on 9 September.

186. CORRESPONDENCE

There was none:

187. CLOSURE

The meeting was closed at 10.59am. The date of the next video-conference meeting was noted as being Wednesday 9 September 2020, 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

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
DC/20/1574/FUL Part change of use of ground floor to coffee shop. Change of use of first floor to residential use and second floor to be used as residential space. External alterations and renovations including top floor dormer windows and a single storey rear extension. New advertisement to ground floor shop. 2 Hamilton Road
DC/20/2391/FUL Construction of a single storey rear extension and new dormer window to roof. 14A Quilter Road
DC/20/2236/FUL Alterations and extensions including new roof to facilitate formation of first floor accommodation 2 St Andrews Road
DC/20/2424/FUL Conversion of Loft to create Studio/Bedsitting room in existing managed HMO 1 Granville Road
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
DC/20/2122/FUL Swimming Pool, Pool House and rear first floor balcony Marsh End 283 Ferry Road
DC/20/0848/FUL To restore balcony to first floor. 33 Quilter Road
DC/20/2583/AME Non Material Amendment of DC/18/3059/FUL - Rear Porch - Additional timber cover piece to side elevation 3 Cranmer House
DC/20/1815/FUL Two Storey Rear Extension Old Felixstowe House Marsh Lane
DC/20/2458/FUL Proposed detached studio/gym Hill House Farm Gulpher Road
DC/20/2480/FUL Side extension to incorporate family annexe and master ensuite 75 Seaton Road
DC/20/2147/FUL Construction of replacement garage 19 High Road East
DC/20/2430/FUL Single Storey Rear Extension 6 St Marys Crescent
DC/20/2644/FUL Construction of a single storey rear extension 5 Norman Close

DC/20/2640/FUL | Proposed Dropped kerb
62 High Road West

DC/20/2544/TCA | Ash Tree - Reduce height from 30ft to 12ft approximately, as advised by Anglia Tree Surgeons. hand corner of the rear garden and has been neglected for many years.

Rossmore 7 Ranelagh Road

DC/20/2476/TCA | Section and dismantle one conifer tree pushing onto garage
Rane Vale 98 Ranelagh Road

Refused (and recommended for Refusal by this Committee):

DC/20/2505/FUL | Change of Use of house (Use Class C3) to a large HMO (Use Class Sui Generis).

102 Garrison Lane

DC/20/2114/PN3 | Prior Notification - Change of use from business (office) use B1a to private dwellinghouse C3. |

Unit 4 Gulpher Business Park Gulpher Road

DC/20/2559/FUL | Erection of chalet bungalow (detached)

41 Westmorland Road

Approved (and recommended for Refusal by this Committee):

DC/20/1794/FUL | Single Storey Extensions with New Wall

1 College Green

Refused (and recommended for Approval by this Committee):

None

Withdrawn:

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

AGENDA ITEM 7: CONSULTATION: CHANGES TO THE CURRENT PLANNING SYSTEM

The Ministry of Housing, Communities and Local Government has issued three consultations on reform of the planning system. Town and parish councils are being encouraged to respond to NALC to help inform the national response.

- **Changes to the current planning system**

NALC deadline for responses 17 September

Summary

The Ministry of Housing, Communities and Local Government has issued a new consultation on changes to the planning system. This consultation seeks views on a range of proposed changes to the current planning system including: changes to the standard method for assessing local housing need, securing of First Homes through developer contributions, temporarily lifting the small sites threshold and extending the current Permission in Principle to major development. The main consultation document can be found [here](#).

- **Planning for the future - the planning white paper**

NALC deadline for responses 15 October

Summary

The Ministry of Housing, Communities and Local Government has issued a new consultation on planning for the future. This consultation seeks any views on each part of a package of proposals for reform of the planning system in England to streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed. The main consultation document can be found [here](#).

- **Transparency and competition: a call for evidence on data on land control**

NALC deadline for responses 16 October

Summary

The Ministry of Housing, Communities and Local Government has issued a call for evidence on data and land control. This call for evidence seeks views on proposals to require additional data from the beneficiaries of certain types of interests in land—rights of pre-emption, options and estate contracts. It also seeks views on the design of the policy and additional evidence on the impacts of the policy. The main document can be found [here](#).

At the previous meeting, Committee resolved that the Chairman, Vice-Chairman, Town Clerk and Planning Administration Assistant should review the proposals and draft a potential response to the first consultation (Changes to the planning system), to be presented to the next Committee meeting on 9 September (*Minute #185 of 2020/21 refers*). A draft response is being prepared on that basis and will be sent to all Members prior to the meeting for review.

Committee is requested to consider the draft response to the first consultation and consider any actions necessary to submit responses to all three consultations in accordance with the NALC deadlines.