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9 am to 4 pm Mondays to Fridays



TOWN HALL
FELIXSTOWE
SUFFOLK
IP11 2AG

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 23 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
17 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 9 September 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/20/3471/VOC** | Variation of conditions 8, 9 & 10 of DC/19/4233/FUL - (Proposed "Container" Leisure Park) Condition Number(s): 10 Conditions(s)
Removal: The client would like to vary conditions 8, 9 & 10 to allow a better suited use and opening times for prospective tenants. Units 1-9 - Opening Hours - 7am - 12am, Class E(b) Units 10 - 16 - Opening Hours 9am - 10pm, Class E(a)
Mannings Amusement Park Sea Road
Applicant: Manning [Link to Documents](#)

- b) **DC/20/3493/ADI** | Illuminated Advertisement Consent - The installation of 3 no. new digital freestanding signs and 1 no. 15" digital booth screen.
McDonalds Restaurant Walton Avenue
Applicant: McDonald's Restaurants Ltd [Link to Documents](#)

- c) **DC/20/3432/FUL** | Erection of replacement garage - Revised Design to approval 20/2147.
19 High Road East
Applicant: Mr Sayer [Link to Documents](#)

- d) **DC/20/3562/FUL** | Proposed loft conversion to single story detached dwelling
24 Cliff Road
Applicant: Mr and Mrs Branch [Link to Documents](#)
- e) **DC/20/3543/FUL** | Proposed Single Storey Rear Extension
9 Quintons Lane
Applicant: Mrs S Bullard [Link to Documents](#)
- f) **DC/20/3549/ARM** | Approval of Reserved Matters on Application
DC/18/0491/OUT - Outline proposals for one house on land fronting Queens
Road - all details
53 Princes Road
Applicant: Mr G Hughes [Link to Documents](#)
- g) **DC/20/3458/FUL** | Proposed modified drive/highway access, boundary wall
and access gates
Old Thurlow Golf Road
Applicant: Mr and Mrs M Evans [Link to Documents](#)
- h) **DC/20/3547/FUL** | Bay window to front elevation
37 Western Avenue
Applicant: Mr and Mrs R Ward [Link to Documents](#)
- i) **DC/20/3356/TCA** | T1 - Eucalyptus - Remove. T2 - Sycamore - Remove. The
tree works are proposed to stop the influence of the tree(s) on the soil below
building foundation level and provide long term stability to 1 Lincoln Terrace,
Felixstowe, IP11 7QA
Land To Front Of 1 Lincoln Terrace
Applicant: Environmental Services [Link to Documents](#)
- j) **DC/20/3519/TCA** | Reduce height and bulk of liquid amber tree by 33%. The
tree was planted 20 years ago in the rear garden near a boundary fence /
neighbours property and has grown too big for the garden. Our neighbours
have asked us to reduce the height. The tree needs to be crowned and re-
shaped.
1 College Green
Applicant: Mr G Aguilar-Millan [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 12)**

- 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 13)**
- 8. Sizewell C – Development Consent Order (DCO) Consultation**
To receive an update on the Sizewell C DCO following a Joint Local Authority Group meeting in July and consider any response to the consultation, deadline for which being 30th September. **(Page 14)**
- 9. Public Space Protection Order Renewal – Landguard Point**
To consider the renewal of the Public Space Protection Order relating to the control of dogs and other matters at Landguard Point which is due to expire on 2 January 2021. Comments to be received by 9 October. **(Page 14)**
- 10. Correspondence**
To note any items of correspondence.
- 11. Closure**
To close proceedings and confirm the date of the meeting as scheduled for Wednesday 7th October 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 A Smith (Vice-Chairman) Cllr D Savage
Cllr S Bennett Cllr K Williams
Cllr M Jepson

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

IN ATTENDANCE: Two members of public.

188. PUBLIC QUESTION

None

189. APOLOGIES

Apologies were received from **Cllr S Gallant** and **Cllr S Wiles**

190. DECLARATIONS OF INTEREST

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

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

191. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 19 August 2020 be confirmed as a true record.

192. 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	<p>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). Land at Candlet Road,</p>
<p>The Town Council submits the following comments in relation to this latest application:</p> <p>1. Boundary treatment</p> <p>Boundary plans should seek to retain existing hedgerows and vegetation wherever possible, and clarification is sought as to the proposed boundary treatment to allotment site. See also comments under Public Open Space below.</p> <p>2. Drainage and Sewerage</p> <p>It is critical that the drainage arrangements are robust enough to mitigate the impact of water being displaced from this development. The site is known to have several watercourses, which are regularly overloaded, as has been borne out by recent local experience. It is therefore imperative that the development can manage its own water runoff. Further assessment does not appear to have been undertaken and moreover it is not an appropriate approach as this is required to be detailed and understood prior to approval of the application.</p> <p>We note that it is proposed to discharge partly into existing watercourses. However, the landscaping drawings show that the watercourses are to be covered over and seeded with wildflower. This documented contradiction between the drainage strategy and landscaping drawing is unacceptable.</p> <p>The watercourses are an essential element of the local water management system and should be retained, enhanced and properly maintained.</p> <p>Further assessment does not appear to have been undertaken and moreover it is not an appropriate approach as this is required to be detailed and understood prior to approval of the application. We note that it is proposed to discharge partly into existing watercourses.</p> <p>The foul-drainage capacity for this area of Felixstowe has been shown, over many years, to be wholly inadequate. This development, together with others, will feed back into the existing system. Therefore, wider discussions should take place with relevant stakeholders to ensure that a fully integrated and strategic approach to provision of sufficient capacity in the long term can be achieved.</p>	

In accordance with The Town Council's environmental aspirations, the developer should explore the potential for surface water runoff to be collected and made available to the adjacent allotments which would help reduce the use of fresh water.

3. Renewable Energy

Felixstowe Town Council have declared a Climate Emergency; as East Suffolk Council and many other authorities have also done. It is therefore important to consider all development proposals in this context.

The applicant's Design and Access Statement appropriately refers to Policy DM21 (f) which states that *"The District Council will support and strongly encourage the conservation of energy and the use of alternative and renewable sources of energy in the design and layout of proposals for new buildings and conversion of existing buildings, provided it would not seriously detract from the character of the area."*

It is therefore inappropriate that the application is silent on the opportunity to build in well-established technologies for alternative and environmentally friendly energy sources, notably ground source heat pumps. The Town Council notes that locally, organisations such as Flagship Housing have introduced such provision in their own estates, even retrofitting where not originally installed, with a claimed 66% reduction in household energy bills and hence energy usage.

4. Highways Issues

However, we do not find ourselves in agreement with the following comments in their consultation response:

We believe that the proposed vehicular entrance to the school site should be moved southwards, just to the north of the pond, with provision considered within the school site for parent parking/drop off, to avoid congestion to the northern part of the site and deter people from using Gulpher Road as a school drop of point.

We agree that footpath 24 should be upgraded to provide a metalled surface suitable for pedestrians, linking to the central part of The Grove. However the desired interconnectivity for cyclists should be appropriately routed with a view to establishing links to the wider 'Felixstowe Garden Neighbourhood' concept to the north of the Grove so as to avoid encouraging intensive use of the Grove Woodland by cycles and horses, for which it is not an appropriate location .

We believe that the developer's proposals are similar to that of other similar developments over recent decades, notably Faulkner's Way Trimley and we do not believe the issues raised by Highways are evident on those sites.

We ask that the developer explore the possibility of an access point into allotment site, which the Council owns and would be pleased to work with them to achieve.

5. Public Open Space

We have great concern that the landscape drawings show the complete elimination of the existing watercourse to the north west and north of the site, which are to be covered over and seeded. We believe this is unacceptable both from a drainage perspective, as referred to above, and in terms of the loss of the public amenity and ecological assets which they currently represent, and which should be enhanced as part of the wider Green Spaces concept.

We note that equipped play areas are not provided in accordance with the s106 agreement. However, none are proposed in this application, as stated e.g. at para. 3,3: "... Public Open Space ... comprising of 0 Acres of play areas". Accordingly, equipped play areas should be provided.

6. Affordable Housing

We commend the exemplary arrangements in terms of the level of provision and integration of affordable housing, balanced throughout the site which we understand will be 'tenure-blind'.

7. House Design

Committee was disappointed by the uniformity of design which is not in keeping with the local area. The developer should be encouraged to propose a more sympathetic design portfolio, reflecting the local vernacular in accordance with DM21 (a) which states that proposals should relate well to the scale and character of their surroundings particularly in terms of their siting, height, massing and form.

Finally, we would ask that a condition be made that Phase 1 of the development is completed before Phase 2 begins.

The Council therefore recommends **REFUSAL** of the application unless the issues above can be satisfactorily resolved.

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
Committee recommended APPROVAL	

C	<p>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)</p> <p>Land At Clickett Hill Road And South Of Railway Line Nicholas Road Trimley St Mary</p>
Committee recommended APPROVAL	
D	<p>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</p> <p>12 Manning Road</p>
Committee recommended APPROVAL.	
E	<p>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.</p> <p>Seaton Recreation Ground Seaton Road</p>
<p>Committee acknowledged and understood local concerns, considering those and potential safeguarding issues in respect of the proposed compound partially obscuring visibility of the adjacent play area. However, on balance we believe that the benefits outweigh the issues and recommend APPROVAL.</p>	
F	<p>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</p> <p>14 St Georges Road</p>
Committee recommended APPROVAL	
G	<p>DC/20/3118/FUL Single storey side extension to existing nursery provision</p> <p>Day Nursery Convent Of Jesus And Mary 61-63 Orwell Road</p>
Committee recommended APPROVAL	
H	<p>DC/20/3225/FUL Proposed Two Storey Front Extension with Ground Floor Side Extension</p> <p>18 Western Avenue</p>
<p>Committee recommended REFUSAL. The application is not as described and the drawings propose the subdivision of the property and the creation of two dwellings, rather than an extension to the existing property.</p>	

I	DC/20/3303/FUL Single storey extension to the rear of the existing dwelling 64 Constable Road
Committee recommended REFUSAL. Whilst we have no objection to the principle and plan of this design we were unable to ascertain the height of the extension and were concerned that the parapet height may adversely impact the neighbouring properties in contravention to DM23(c) in relation to access to daylight and sunlight.	
J	DC/20/3153/FUL Single storey rear extension with flat roof 4 Walnut Close
Committee recommended APPROVAL	
K	DC/20/3113/FUL Side and rear extension (reduced scheme from that approved under DC/18/0760/FUL) 2 Looe Road
Committee recommended APPROVAL.	
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
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

193. 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.

194. CONSULTATIONS: REFORM OF THE PLANNING SYSTEM

Cllr A Smith gave a brief overview of the issues relating to the response to the 35 questions raised by NALC, which originated from MHCLG.

There were four main areas within the paper: Boosting Housing Supply; Delivering First Homes: Extension of Permission in Principle and Enabling the Smaller Developer. Cllr Smith advised the coverage of the changes had not been well represented by the media. Those elements of the changes reported had been largely related to separate business (not retail) sites.

Members reviewed the draft response which had been circulated prior to the meeting and, with a couple of amendments, asked the Clerk to finalise and submit to both NALC and MHCLG on behalf of the Council.

It was also agreed that there should be two workshops for Members to review the 'Planning for the future' and 'Transparency and Competition' white papers which required responses in October. The first would be for a few Members to formulate an initial response, with a second workshop to allow for further discussion with all Committee Members. Following these workshops, the matter would be considered and debate at the following Planning & Environment Committee meeting in October.

The Clerk was asked to make the necessary arrangements and circulate any relevant information to all Members.

It was RESOLVED that:

- i) **the Clerk should finalise and submit the Committee's response to the 'Changes to the current planning system' consultation to both NALC and MHCLG on behalf of the Council; and,**
- ii) **the Chairman, Vice-Chairman, Cllr K Williams, Town Clerk and Planning Administration Assistant should review the 'Planning for the future' and 'Transparency and competition' white papers prior to a further discussion at a Committee workshop involving all Members, dates for which to be circulated by the Clerk.**

195. CORRESPONDENCE

Members noted the following:

Suffolk County Council (District of Waveney) (Stopping, Waiting and Loading Prohibitions and Restrictions and On-Street Parking Places) (Map-Based) Order 2018 (School Entrance Markings) (Variation No. 8) Order 2020
This notice prohibited stopping in front of school entrances.

196. CLOSURE

The meeting was closed at 12.26pm. The date of the next meeting was noted as being Wednesday 23 September 2020, 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/20/1867/FUL | Proposed refurbishment, extension and part conversion of existing retail premises to provide a refurbished retail unit at ground floor and 14 new flats, with associated landscaping and cycle parking. Reconfiguration of ground floor service accommodation fronting Highfield Road, demolition of roof and internal fabric to existing 1st and second floor.

55 Hamilton Road

DC/20/3269/DEM | Prior Notification - Redevelopment of the site

Former Deben High School Garrison Lane

DC/20/2571/FUL | Two storey extension

8 Gulpher Cottages Gulpher Road

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

DC/20/2752/FUL | Proposed loggia

Old Thurlow Golf Road

DC/20/2762/LBC | Listed Building Consent - Rear Extension (amended scheme to previous approval to include timber cover strip)

3 Cranmer House Maybush Lane

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):

DC/20/1893/OUT | Outline application for one dwelling on land to the rear of 21 Fleetwood fronting Dellwood Avenue

1 Fleetwood Avenue

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

The Ministry of Housing, Communities and Local Government are currently consulting on two white papers proposing reforms to the planning system. Town and parish councils are being encouraged to respond to NALC to help inform the national response.

- **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, Cllr K Williams, the Town Clerk and the Planning Administration Assistant should review the white papers prior to a further discussion at a Committee workshop involving all Members (*Minute #194 of 2010/21 refers*).

Committee is requested to note any update from the Clerk on these consultations.

AGENDA ITEM 8: SIZEWELL C – DCO CONSULTATION

The planning application for a Development Consent Order (DCO) to build and operate a new nuclear power station to the north of Sizewell B was submitted to the Planning Inspectorate (PINS) on 27th May 2020 and is available here:

<https://sizewellcdco.co.uk/view-documents/>

The Secretary of State decided to accept this application for Examination on 24 June 2020. The DCO process is as follows:

- Pre examination Phase/Section 56 Engagement (8th July – 30th September), during which time relevant representations can be submitted.
- Following Section 56: PINS will summarise relevant representations received. PINS will issue a “Rule 6” letter detailing timescales for the Preliminary Meeting (which starts the 6 month Examination period). This will schedule hearing dates and
- deadlines throughout the Examination period.
- EA Environmental Permit process: 3 environmental permits have been applied to by EDF Energy in relation to Sizewell C, an engagement plan has been set out by the EA and can be found here:
<https://www.gov.uk/government/publications/sizewell-c-engagement-plan/environment-agencys-engagement-plan-for-sizewell-cs-environmental-permits>

Cllrs G Newman and A Smith attended a Joint Local Authority Group engagement event on 22nd July on behalf of the Town Council.

Committee is requested to consider the Sizewell C DCO consultation, alongside any update from the JLAG meeting in July, and submit any relevant representations by 30th September 2020.

AGENDA ITEM 9: PSPO RENEWAL – LANDGUARD POINT

East Suffolk Council has advised that a Public Space Protection Order (PSPO) made in respect of Landguard Point Nature reserve is due to expire on 2nd January 2021 and it is proposing to renew this PSPO for a further three-year period.

The PSPO includes controls on dogs and other activities in accordance with the <https://www.eastsuffolk.gov.uk/assets/Environment/Environmental-Protection/Animals/Dog-Control/SCDC/PSPO-Dogs-Landguard-Point.pdf>

Should the Town Council wish to comment on the proposal it is invited to do so by Friday 9th October 2020.

Committee is therefore requested to consider the proposal to renew the Public Space Protection Order (PSPO) made in respect of Landguard Point Nature reserve for a further three-year period and make any recommendations to East Suffolk Council that it deems appropriate.