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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 7 October 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
30 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 23 September 2020 as a true record. **(Pages 5-8)**

5. **Planning Applications**

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

- a) **DC/20/3625/FUL** | Conversion of existing house to 5 apartments and one new build dwelling
Tehidy House 65 Orwell Road
Applicant: Mrs P F Wilson [Link to Documents](#)

- b) **DC/20/3658/OUT** | Outline Application (Some Matters Reserved) - Residential development consisting of a pair of 3 bedroom semi-detached houses and 2no. 2 bedroom bungalows. Formation of upgraded vehicular access onto high street.
Land To The Rear Of 361-377 High Street
Applicant: Mr S Bloomfield [Link to Documents](#)

- c) **DC/20/3564/FUL** | Single storey front extension and two storey rear extension with raised roof to front with two balconies and internal alterations.
91 Cliff Road
Applicant: Ms V Thornton [Link to Documents](#)

- d) **DC/20/3595/FUL** | Proposed first floor windows, new pitched roof to garage and living area with associative works under permitted development
18 Fleetwood Road
Applicant: Mr R Allan [Link to Documents](#)
- e) **DC/20/3662/FUL** | Single residential apartment
79 Hamilton Road
Applicant: Clearfast Ltd [Link to Documents](#)
- f) **DC DC/20/3553/FUL** | Proposed extension to existing balcony to front of dwelling (to match neighbouring property)
69A Cliff Road
Applicant: Mr M Blake [Link to Documents](#)
- g) **DC/20/3668/FUL** | Proposed dormer construction to side of dwelling to accommodate mobility lift.
69A Cliff Road
Applicant: Mr M Blake [Link to Documents](#)
- h) **DC/20/3634/FUL** | New Garden Room
8 College Green
Applicant: Mr C Dreyer [Link to Documents](#)
- i) **DC/20/3650/FUL** | Erect single storey pitched roof extension to rear of property to provide lounge area. Convert part of lounge to bedroom.
49 Westmorland Road
Applicant: Mr R Kemp [Link to Documents](#)
- j) **DC/20/3763/FUL** | To construct a single storey Conservatory extension to the rear of the property with a Lightweight tiled roofing system. Proposed structure to be 4250mm x 2750mm. Part of the Development is to cover part of the previous side extension on the property and will therefore project from the side of the original dwelling house by approximately 2000mm.
43 Roman Way
Applicant: Mr S Garnham [Link to Documents](#)
- k) **DC/20/3764/FUL** | Proposed single storey part rear/part side extension
16 Dovedale
Applicant: Mr and Mrs P Duffy [Link to Documents](#)

- l) **DC/20/3592/TCA** | Ranelagh Road council car park 1 x Oak - Crown reduce and shape by up to 30% Reason: to reduce overhang and improve light into garden
Car Park Ranelagh Road
Applicant: Mr M Franks [Link to Document](#)

- m) **DC/20/3782/TCA** | Fell T1, T2 & T3 Sycamore. These 3 trees are growing on, or adjacent the retaining wall that borders / forms the boundary between South Beach Mansion and the Pram Walk. The wall is an integral part of the designed Victorian landscape / setting, whereas the trees have naturally generated and are likely to damage the wall, either as a result of secondary thickening of stems / buttress roots, or root plate failure, resulting in a tree breaking part of the wall as it falls. T1 also has a significant lean that has an over-bearing and oppressive effect on the frontage courtyard to South Beach Mansion. T2, is growing out of the wall and appears to be forming buttressing that is reliant on the wall structure, rather than surrounding ground. T3 has partially compromised buttress roots relating to the path edging structure. T3 is in poor physiological condition, with sparse crown, stunted foliage and die-back. T1 also has sparse upper-canopy growth.
Proposed Flat 1 Former South Beach Mansion Bent Hill
Applicant: GKB Holdings [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 9)**

7. Consultation: Draft Coastal Adaptation Supplementary Planning Document

To consider the Committee's response to the above consultation, the deadline for which being 16th October 2020. **(Page 10)**

8. Consultation: Planning for the Future White Paper

To consider an update on the process by which Committee will consider the Council's response to this consultation.

9. Correspondence

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the meeting as scheduled for Wednesday 21st October 2020 at 9.15am.

A	<p>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</p>
Committee recommended APPROVAL	

B	<p>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</p>
Committee recommended APPROVAL	

C	<p>DC/20/3432/FUL Erection of replacement garage - Revised Design to approval 20/2147. 19 High Road East</p>
Committee recommended APPROVAL, subject to it being conditioned that this remains ancillary to the existing dwelling and not be used as a separate dwelling.	

D	<p>DC/20/3562/FUL Proposed loft conversion to single story detached dwelling 24 Cliff Road</p>
<p>We note that two neighbouring properties had indicated their support for this proposal. However, Committee was mindful that neighbour preference should not be the determining factor in deciding planning proposals, lest this set a precedence for other similar applications. Having therefore considered this application on its own merits and in line with planning policy, Committee recommended REFUSAL with reference to Policy DM23 due to the impact on privacy and overlooking.</p>	

E	<p>DC/20/3543/FUL Proposed Single Storey Rear Extension 9 Quintons Lane</p>
Committee recommended APPROVAL.	

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
Committee recommended APPROVAL	
G	DC/20/3458/FUL Proposed modified drive/highway access, boundary wall and access gates Old Thurlow Golf Road
Committee had no objection to the widening or treatment of the driveway. However, we consider the boundary hedging to provide a very important contribution to the character of this area of old Felixstowe. Committee therefore recommended REFUSAL in contravention to Policy DM21(e) and DM21(f).	
H	DC/20/3547/FUL Bay window to front elevation 37 Western Avenue
Committee recommended REFUSAL having considered that the proposed alterations are not in keeping with the architectural characteristics of this property and streetscene, in contravention to Policy DM21(c).	
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
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	
L	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
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

235. 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.

236. CONSULTATIONS: CHANGES TO THE CURRENT PLANNING SYSTEM

The Chairman advised the Committee that arrangements were in place for himself, Cllr A Smith, Cllr K Williams the Town Clerk and the Planning Admin. Asst. to meet on 30 September to formulate an initial response to the planning consultation which would be presented to Committee on 21st October for discussion prior to submitting the response from Felixstowe Town Council.

It was RESOLVED that the arrangements proposed for the Council's response to this consultation be approved.

237. SIZEWELL C – DEVELOPMENT CONSENT ORDER (DCO) CONSULTATION

Following his attendance as the Town Council's representative to a recent Joint Local Authorities Liaison Group meeting on Sizewell C, Cllr A Smith presented a summary of the main issues which were of relevance to Felixstowe. Members gave a vote of thanks to Cllr Smith for his comprehensive report. Following discussion and some minor amendments it was agreed that the Town Council would lodge its interest in being represented as per the prepared document.

It was RESOLVED that a finalised version would be circulated to the Committee Members and submitted before the deadline of 30th September.

238. PUBLIC SPACE PROTECTION ORDER RENEWAL – LANDGUARD POINT

Committee considered the renewal of the Public Space Protection Order and strongly agreed it was necessary to assist the Ranger in protecting the wild birds against unruly dogs.

It was RESOLVED that it be recommended to East Suffolk Council that the Public Space Protection Order for Landguard Point should be renewed.

239. CORRESPONDENCE

Consultation on Coastal Adaptation Supplementary Planning

The Clerk drew the Committee's attention to this forthcoming consultation.

240. CLOSURE

The meeting was closed at 12.15pm. The date of the next meeting was noted as being Wednesday 7 October 2020, 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/20/2108/OUT | Outline Application (All Matters Reserved) - Construction of a dwelling
The Cottage 16 High Road East

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

Refused (and recommended for Refusal by this Committee):

DC/20/2452/FUL | Construction of single-storey dwelling and construction of new access.
130 Mill Lane

Approved (and recommended for Refusal by this Committee):

None

Refused (and recommended for Approval by this Committee):

None

AGENDA ITEM 7: CONSULTATION: DRAFT COASTAL ADAPTATION SUPPLEMENTARY PLANNING DOCUMENT

A partnership of East Suffolk Council, Great Yarmouth Borough Council, North Norfolk District Council, the Broads Authority, and the Coastal Partnership East Team is seeking views on the proposed content of the draft Coastal Adaptation Supplementary Planning Document.

The purpose of this joint document is to provide guidance on how to interpret and implement planning policy in relation to coastal matters. Following this early consultation on what should be included in the joint document, the partnership will prepare a draft document for public consultation. Once adopted, the joint document will be a material consideration in the determination of planning applications.

The Coastal Adaptation Supplementary Planning Document is available here: https://eastsuffolk.inconsult.uk/gf2.ti/f/1172354/79916389.1/PDF/-/Coastal_Adaptation_Supplementary_Planning_Document_Initial_Consultation.pdf via the [consultation portal](#).

At this early and informal consultation stage, comments on the proposed content of the joint document are being welcomed from anyone who has an interest in the coast or may be affected by changes to the coast. The consultation will run for 6 weeks, beginning on **4th September 2020** and closing at **5pm 16th October 2020**.

Following the conclusion of the consultation, the partnership will consider all comments received and make changes to the content where this is considered necessary. A draft document will be prepared for public consultation before being adopted by all of the partnership authorities. Once adopted the joint document will be a material consideration in the determination of planning applications.

Committee is requested to consider its response to the Coastal Adaptation Supplementary Planning Document consultation, the deadline for which being 16th October 2020.