



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)	Cllr S Gallant
Cllr Jon Garfield (Vice Chairman)	Cllr G Newman
Cllr N Barber	Cllr D Savage
Cllr S Bird	Cllr S Wiles
Cllr Jan Garfield	Cllr K Williams

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at the **Town Hall, Felixstowe** on **Wednesday 18 November 2015** at **9.15am** for the transaction of the following business:

A G E N D A

1. Apologies

To receive any apologies for absence.

2. Declarations of Interest

Members and officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the meeting if it becomes apparent that this may be required when a particular item or issue is considered.

3. Requests for Dispensation

Councillors with a pecuniary interest in an item on this agenda, who wish to remain, speak and/or vote during consideration of that item, may apply for a dispensation in writing to the Town Clerk prior to the meeting. Applications may also be considered at the meeting itself should the nature of the interest become apparent to a Councillor at the time of the meeting.

4. Confirmation of Minutes

To confirm the minutes of the Planning & Environment Committee meeting held on 4 November 2015 as a true record. **(Pages 3-7)**

5. Planning Applications

To consider the following planning applications received since the previous agenda:

- a) DC/15/4319/OUT** | Outline proposal for one dwelling on land adjacent 7 Riby Road | **7 Riby Road**
Applicant: Mrs S Todd

[Links to documents](#)

- b) **DC/15/4251/FUL** | Infilling of existing boating lake and kart track, and new vehicular exit to provide additional car parking facility and grassed area, to also be used as a combined multi-purpose area.

Boating Lake Site Sea Road

Applicant: Suffolk Coastal District Council

[Links to document](#)

- c) **DC/15/4304/CLE** | Certificate of Use for annexe A and Cottage B as use as two separate dwelling Units (C3 Use). | **52 Maybush Lane**

Applicant: Mr Duncan Wells

[Links to document](#)

- d) **DC/15/4229/FUL** | Installation of external scooter store

Yetton Ward House, Cricket Hill Road

The Applicant: Mr Benjamin Bishop

[Links to document](#)

- e) **DC/15/4268/FUL** | Proposed two dwellings on land to the rear of 1 & 3 Margaret Street fronting James Boden Close | **3 Margaret Street**

The Applicant: Mr M Carey

[Links to document](#)

- f) **DC/15/4343/FUL** | Proposed Two Storey Front Extension | **3 Princes Gardens**

The Applicant: Mr C G Cole

[Links to document](#)

- g) **DC/15/3321/CCA** | Change of use from Children's Centre to AI shop. | **26 & 26C Beach Station Road**

Applicant: Suffolk County Council

[Links to document](#)

- h) **DC/15/4374/TCA** | To fell ornamental cherry to front of property | **3A Constable Road**

Applicant: Ms Elizabeth Davies

[Links to document](#)

6. Planning Decisions

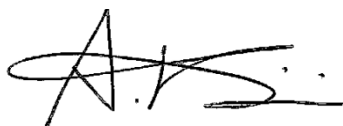
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Page 8)**

7. Correspondence

To note any items of correspondence.

8. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 2 December 2015 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi

Town Clerk

11 November 2015

For information (via email): All Town Councillors
Local Press

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 4 November 2015** at **9.15am**

PRESENT: Cllr A Smith (Chairman) Cllr G Newman
 Cllr S Bird Cllr D Savage
 Cllr Jan Garfield Cllr S Wiles
 Cllr Jon Garfield Cllr K Williams

OFFICERS: Mr A Tadjrishi (Town Clerk)

296. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber** and **Cllr S Gallant**.

297. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr D Savage Cllr A Smith	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)
Cllr G Newman	All	Local Non-Pecuniary (as Member of Suffolk County Council)

298. REQUESTS FOR DISPENSATION

There were none.

299. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 21 October 2015 be signed by the Chairman as a true record.

300. PLANNING APPLICATIONS

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

a)	DC/15/3861/FUL Proposed single storey extension to rear of property. 191 High Street Walton
Committee recommended REFUSAL as the proposals, if approved, would lead to overdevelopment of a very narrow site and loss of residential amenity to the neighbouring properties contrary to policy DM23.	

b)	DC/15/3879/FUL Erection of store building off garage. 2 Vicarage Road
Committee recommended APPROVAL.	
c)	DC/15/3833/FUL Single and Two storey rear extension 11A Looe Road
Committee recommended APPROVAL	
d)	DC/15/4124/FUL Erection of detached chalet bungalow with three bedrooms 51 Westmorland Road
Committee recommended APPROVAL.	
e)	DC/15/4185/FUL To erect dormers to front and rear facade of bungalow. 42 Haven Close
Committee recommended APPROVAL.	
f	DC/15/3951/ADI Building mounted, illuminated corporate signage to East elevation, as indicated on drawing no. 7439/P05. Volvo Truck And Bus Bryon Avenue The Docks
Committee recommended APPROVAL.	
g	DC/15/3839/FUL Installation of TV aerial at the property 70 Hamilton Road
Committee recommended APPROVAL.	
h)	DC/15/4221/OUT Outline application for one dwelling on part gardens fronting St Georges Road 15 Cliff Road
Committee recommended APPROVAL.	
i	DC/15/3897/TCA To carry out tree management to land behind Nos.107 and 109. Specifically to fell 1no Sycamore and 1 no. Ash (dying) undermining adjacent walls, to pollard 3 Sycamores to 4-5m height in lower garden, to coppice and recoppice existing elm on cliff. Notification also includes other minor remedial tree management works as required for a period of 2 years from date of notification. Land To Rear Of 107 And 109 Undercliff Road West
Committee had no objections to this notification.	

j	DC/15/3760/TPO To fell Lime tree on Queens Road frontage of Cardinals Court Cardinals Court Queens Road
In the absence of any supporting information giving reason for the need to fell this tree, Committee has no option other than to recommend REFUSAL at this time.	

301. **FELIXSTOWE PENINSULA AREA ACTION PLAN**

Committee considered the Felixstowe Peninsula Area Action Plan Preferred Options document and made the following comments:

Document Reference	Felixstowe Town Council Comment
Page 13, Para. 2.02	We recommend adding the following to the end of the final sentence of this paragraph: “, as required by the July 2013 Local Plan.”
Page 24, FPP3	Remove “(for residents and visitors)” from the bottom bullet relating to appropriate parking provision.
Page 26, Para. 3.30	This paragraph has been reduced in scope from an earlier draft and no longer references the unique location this site holds as a gateway to Felixstowe. It is vital that the policy ensures that any proposals for development of this site include appropriate consideration for this gateway and the statement this makes to those arriving to Felixstowe by road.
Page 27, FPP4	Remove “and Candlet Road” from the first bullet point. Any business units for this site should be restricted to the land adjacent to the A14 Dock Spur only.
Page 27, Title of 3.39	The title should read “ Land ” rather than “Lane” and include Swallow Close.
Page 29, FPP5	Please include Swallow Close and refer to this site as the “ Land north of Conway Close and Swallow Close ” throughout.
Page 49, Para. 5.06	Given the latest available information on these sites, this paragraph should be removed.
Page 50, Inset Map	The secondary shopping frontage should continue along Bent Hill on both sides of the road. It should also include the frontage of Trinity Methodist Church on Hamilton Road for consistency. Likewise the primary shopping area shaded in green should include this same section.
Page 51, Para. 5.10	Sentence should end “other than town centre uses”.

<p>Page 51, Para. 5.12</p>	<p>Please amend the final two sentences to read as follows: “The scheme was not introduced completed between Orwell Road and Bent Hill and the AAP will seek to encourage the continuation of the Shared Space along Hamilton Road. The extension completion of this scheme within the town centre boundary will provide a continuous link between Hamilton Road and Bent Hill and reinforce the connections between the town centre and the sea front.”</p>
<p>Page 54, FPP15</p>	<p>Please amend the first paragraph to read “Any change of use proposals in this area will be expected should seek to retain a high proportion of retail activity.”</p>
<p>Page 68, FPP21</p>	<p>Correction: “The provision of beach huts will be limited to those which currently exist. Any increased provision will be directed towards other parts of the sea front (namely Felixstowe Ferry Golf Club to Cobbolds Point Preferred Policy FPP19) as appropriate.”</p>
<p>Page 74, FPP24</p>	<p>The policy should open with the following opening sentence: “The need to strengthen Felixstowe as a seaside destination is recognised.”</p> <p>The next sentence should read: “Holiday accommodation will be encouraged and supported”</p>
<p>Page 82, FP27</p>	<p>This should be titled FPP27 rather than FP27.</p> <p>Please revise the first line of text to read “Spa Gardens and Town Hall Gardens”.</p>
<p>Appendix 7:Felixstowe, Trimley St. Mary & Trimley St. Martin Inset Map.</p>	<p>The Physical Limits boundary in regard to the seaward boundary should be drawn as in the 2001 Local Plan map – i.e disappear in to the sea rather than be drawn along the low water mark.</p> <p>The dotted blue line denoting Proposed Tourism Areas is misleading and these areas should be marked out to define the landward extent and total area covered by those corresponding policies. Landguard peninsula should also be encapsulated whereas the line appears to end at Landguard point. As above, the lines between the areas should simply stop at the sea. The extensions of those lines into the sea can be wrongly interpreted as representing a policy as applying to an element of the sea.</p> <p>The port area should be included within the Physical Limits boundary as is the case in the 2001 Local Plan map. The Physical Limits boundary in the Manor End area should include the caravan parks and Custom House, terminating at the boundary of Landguard Common.</p> <p>The colouring of some of the designations on the main map</p>

	are confusingly similar, notably those for the Proposed District Centre, the District Centre boundary and the revised Physical Limits boundary. Also, the use of very heavy lines at the scale of the main map is unhelpful.
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It was RESOLVED that the Town Council should be recommended to welcome and endorse the Felixstowe Peninsula Area Action Plan Preferred Options, subject to the comments above.

302. PLANNING DECISIONS

Committee NOTED the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of the agenda for this meeting.

303. CORRESPONDENCE

The Clerk updated Members following his attendance at a briefing session held by SCDC on 30th October on changes to the Suffolk Coastal District Council Scheme of Delegation where it relates to the determination of planning applications.

Committee was advised of the new referral process by which applications may be considered by the District Council’s Planning Committee.

It was agreed that, should the Clerk receive notification from the District Council that an application would be subject to the referral process and no reason given for why the planning officer has a view contrary to that of the Town Council’s Planning Committee, the Clerk should submit a referral on the basis of Committee’s original comment to the application.

RESOLVED that the process by which planning applications will be considered by Suffolk Coastal District Council be noted.

304. CLOSURE

The meeting was closed at 12.23pm. The date of the next meeting was noted as being Wednesday 18 November 2015, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/15/2975/FUL | Replacement of existing UPVC conservatory with timber framed sunroom Replacement of existing summerhouse with new timber clad summerhouse Construction of new shallow dormer to roof to increase head height in future bathroom | **Rose Cottage The Ferry**

DC/15/3897/TCA | To carry out tree management to land behind Nos.107 and 109. Specifically to fell 1no Sycamore and 1 no. Ash (dying) undermining adjacent walls, to pollard 3 Sycamores to 4-5m height in lower garden, to coppice and recoppice existing elm on cliff. Notification also includes other minor remedial tree management works as required for a period of 2 years from date of notification. | **Land To Rear Of 107 And 109 Undercliff Road West**

DC/15/3955/FUL | To erect a single storey rear extension to the property | **5 Rosemary Avenue**

DC/15/3630/FUL | Removal of double concrete sectional garage and replacing it with log type wooden garage. Same dimensions but new one higher roof line. | **8 St Edmunds Road**

DC/15/3785/TCA | Gleditsia (Honey Locust) on road frontage - to be felled, causing loss of light and restricting driveway. | **23 Constable Road**

DC/15/3424/FUL | Single Storey Rear Extension | **12 Waveney Road**

Refused (and recommended for Refusal by this Committee):

DC/15/3760/TPO | To fell Lime tree on Queens Road frontage of Cardinals Court | **Cardinals Court Queens**

Approved (and recommended for Refusal by this Committee):

None

Refused (and recommended for Approval by this Committee):

None
