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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 2 December 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
25 November 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 18 November 2020 as a true record. **(Pages 4-7)**

5. **Planning Applications**

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

- a) **DC/20/4513/FUL** | The proposal consists of 2 no. Semi-detached New Builds (4 no. 4 bedroom dwellings total) with private gardens and off-street parking.
106 Garrison Lane
Applicant: Grove Property & Assets Ltd [Link to Documents](#)

- b) **DC/20/4547/PN3** | Prior Notification - Conversion of the office building into 8no. self-contained flats. All flats would be dual or triple aspect. See Planning Statement and submitted plans
Glenfield Court Glenfield Avenue
Applicant: RAAH Holdings Ltd [Link to Documents](#)

- c) **DC/20/4611/FUL** | Proposed single storey rear extension with attached garage side extension
3 Church Road
Applicant: Mr & Mrs Winkworth [Link to Documents](#)

- d) **DC/20/4604/FUL** | Construction of a single storey rear extension
21 Wesel Avenue
Applicant: Mr & Mrs Hay [Link to Documents](#)

- e) **DC/20/4671/FUL** | Replacement of existing windows and doors to whole of rear of elevation. Replacement of existing windows and doors to first and second floors of front elevations. Installation of heat pump.

16 Beach Road East

Applicant: Mr R Midgley

[Link to Documents](#)

- f) **DC/20/4677/TCA** | T1 Lime - re-pollard to previous pollard points to reduce overhang over garages and adjacent properties, and to reduce heavy shading. G1 2no. Sycamore - re-pollard to previous height of approx. 6m. to reduce overhang and shading over adjacent roads, paths and properties.

108 Queens Road

Applicant: Unstated

[Link to Documents](#)

- g) **DC/20/4678/TPO** | Mature Pine in rear garden - reduce canopy by 10-12ft (3-4m) to balance crown and make tree more stable.

10 The Pines

Applicant: Unstated

[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 8)**

7. **East Suffolk Council Consultations**

To consider three consultations which are taking place over a six-week period from 19th October 2020 to 30th November 2020. **(Page 9)**

8. **Update on Sizewell C DCO Application**

To consider an update on Sizewell C following changes to the DCO application. **(Page 10)**

9. **Correspondence**

To note any items of correspondence.

10. **Closure**

To close proceedings and confirm the date of the meeting as scheduled for Wednesday 16th December 2020 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held
ONLINE on Wednesday 18 November 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 (*to item 338*) Cllr S Wiles

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

IN ATTENDANCE: Mr M Smith (JCN Design and Planning)

333. PUBLIC QUESTIONS

None

334. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr K Williams**

Apologies were received from **Cllr S Gallant** in advance of having to leave at 11am to attend to other business.

335. 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 a Member of Suffolk County Council)

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

336. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 4 November 2020 be confirmed as a true record.

337. 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/20/4372/VOC Variation of Condition 1 of DC/16/3776/ARM - (Submission of reserved matters pursuant to outline planning permission DC/13/3069/OUT for the creation of 197 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space.)</p> <p>Land West Of Ferry Road Residential Centre Ferry Road</p>
Committee recommended APPROVAL.	
B	<p>DC/20/4389/OUT Outline Application (All Matters Reserved) - Demolition of Auction House and erection of 7 dwellings</p> <p>Diamond Mills Auction House Orwell Road</p>
Committee recommended APPROVAL.	
C	<p>DC/20/4400/TEL Proposed Telecommunications upgrade. Proposed 15.0m AGL Phase 8 Street Pole on new root foundation and associated ancillary works.</p> <p>Land And Verges At Junction Of Mill Lane And Garrison Lane</p>
Committee recommended APPROVAL. However, whilst we have no objection in principle, this is a prominent site and we would ask consideration be given to the possibility of minimising the visual and physical clutter by potentially modifying the layout.	
D	<p>DC/20/4300/FUL Rear ground floor extension, together with first floor side extension over double garage and dormer window over front door. Foundations for rear extension dug and poured (within permitted development).</p> <p>7 Eastcliff</p>
Committee recommended APPROVAL.	
E	<p>DC/20/4386/FUL Garage extension</p> <p>Villa Bonita 58 Maybush Lane</p>
Committee recommended APPROVAL, subject to consideration by Conversation.	
E	<p>DC/20/4070/FUL Retrospective Application - Erection of 2no. pergola structures</p> <p>Land At Pavilion Court Hamilton Gardens</p>
Committee recommended APPROVAL and believe this to be an attractive addition to this modern development.	

338. 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.

At this point, 11am, Cllr S Gallant left the meeting.

339. DC/20/1002/ARM LAND AT CANDLET ROAD

Committee considered a draft response to the amended proposals in the above application, which had been prepared under delegated authority by the Town Clerk and Planning Admin Asst. in consultation with Cllrs S Bird, A Smith and K Williams in line with the Committee's previous recommendations (*Minute #309A of 2020/21 refers*). Members thanked the group for their detailed attention to this matter.

RESOLVED that the response prepared under delegated authority be approved and submitted to East Suffolk Council.

340. EAST SUFFOLK COUNCIL CONSULTATIONS

The Clerk outlined each of the three consultations. It was noted that the deadline for submissions had been changed to 7 December. It was agreed that authority be delegated to a working group consisting Cllr A Smith (Chairman), Cllr S Bennett, Cllr M Jepson, the Town Clerk and the Planning Admin Assistant, be formed to review the consultations in greater detail and prepare a report with draft responses for Committee to consider at the next meeting.

RESOLVED that authority be delegated to a working group consisting Cllr A Smith (Chairman), Cllr S Bennett, Cllr M Jepson, the Town Clerk and the Planning Admin Assistant, be formed to review the consultations in greater detail and prepare a report with draft responses for Committee to consider at the next meeting.

341. AFFORDABLE HOUSING SUPPLEMENTARY PLANNING DOCUMENT – INITIAL CONSULTATION

The Clerk gave an overview of an initial consultation being held on the Suffolk Coastal Affordable Housing Supplementary Planning Document (SPD) sought feedback on the content which should be included in the drafting of the document. It was noted that the deadline for responding was the 21 December.

RESOLVED to defer this item to the 16 December meeting.

342. UPDATE ON SIZEWELL C DCO APPLICATION

The Clerk advised that, since EDF had outlined a change in the freight transport strategy proposes for the Sizewell C project, there was now an additional 30 day consultation period for interested parties to review and register their interest in the

planning application process. It was noted that a Joint Local Authority Group (JLAG) meeting to discuss the proposals was being held on 26 November and Cllr A Smith was asked to represent the Town Council at this meeting and report back to Committee thereafter.

It was RESOLVED that Cllr A Smith attend the JLAG meeting on 26 November and report back to the following Committee meeting.

343. CORRESPONDENCE

The following correspondence was NOTED as received:

i) DC/20/3303/FUL – 64 Constable Road

Members noted that the applicant had amended the plans to reduce the height of the parapet wall to which the Committee had objected. Whilst the reduction was more modest than desired, Committee was content to withdraw its objections.

ii) DC/20/3564/FUL – 91 Cliff Road

Members noted that the applicant had amended the plans to remove the proposed rear balcony and therefore the Committee was content to withdraw its objections.

iii) APP/X3540/D/20/3246271 – AP/20/0044/REFUSE - 6 Langdale Close

Committee noted the Appeal against ESC's decision to refuse this application had been dismissed.

344. CLOSURE

The meeting was closed at 11.59pm. The date of the next meeting was noted as being Wednesday 2 December 2020, 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

<p>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 Walton</p>
<p>DC/20/2827/FUL Extension living/dining area for sun room area. Convert external toilet to internal. 6 High Road West</p>
<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>
<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>
<p>DC/20/3816/PN3 Prior Notification - Removal of 14 + offices and replacement with 5 flats 22 Hamilton Road</p>
<p>DC/20/3543/FUL Proposed Single Storey Rear Extension 9 Quintons Lane</p>
<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 12 Manning Road</p>
<p>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</p>
<p>DC/20/3553/FUL Proposed extension to existing balcony to front of dwelling (to match neighbouring property) 69A Cliff Road</p>
<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 14 St Georges Road</p>
<p>DC/20/4054/TCA Prunus (Cherry) in rear garden on back boundary; to be felled after major limb failure and main stem fungal decay. 87 Ranelagh Road</p>
<p>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</p>

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): None

AGENDA ITEM 7: EAST SUFFOLK CONSULTATIONS

East Suffolk Council has recently launched three consultations. They are:

- a) **Statement of Community Involvement (SCI)** which is seeking how to encourage greater engagement with the community with the ESC creating planning documents and determining planning applications.
- b) **Cycling and Walking Strategy** which will supersede the Waveney Cycle Strategy (2016). This consultation is seeking to make cycling and walking in East Suffolk safer, more convenient and more desirable. This is a map-based consultation for the Strategy to assist in identifying cycling and walking infrastructure issues.
- c) **Recreational Disturbance Avoidance and Mitigation Strategy (RAMS)** Supplementary Planning Document. This is a partnership between East Suffolk Council, Ipswich Borough Council and Babergh and Mid Suffolk District Councils with the aim to reduce the impact of increased levels of recreational use of Habitat Sites, due to new residential development in the Suffolk Coastal area and to provide a simple, coordinated way for developers to deliver mitigation for their developments.

The consultations are taking place period from 19th October – 7th December 2020.

Further details on the consultations and links to the documents can be found here: <https://sway.office.com/Srx8JnLoIFRbef0b?ref=Link>

As instructed by Committee, a working group consisting Cllr A Smith (Chairman), Cllr S Bennett, Cllr M Jepson, the Town Clerk and the Planning Admin Assistant, has met to review the consultations in greater detail and a report with draft responses for Committee to consider will be presented at the meeting.

Committee is requested to review the draft consultation responses and approve the responses on behalf of the Town Council.

AGENDA ITEM 8: UPDATE ON SIZEWELL C DCO APPLICATION

As reported at the previous meeting, EDF Energy recently announced that it has notified PINS of its intention to formally request several material changes to their DCO application. A primary change appears to be proposals to make more use of rail and sea to deliver construction materials for the project, with an increase in trains (expected to be overnight) and alterations to the proposed beach landing facility.

The 30-day public consultation on these proposed changes to the DCO application, commenced on Wednesday 18 November and runs until Friday 18 December 2020. Committee is requested to consider the proposals put forward in that consultation, documents for which are available here:

<https://infrastructure.planninginspectorate.gov.uk/projects/Eastern/The-Sizewell-C-Project/>

Following an invitation from the Joint Local Authority Group (JLAG), Committee agreed that Cllr A Smith should attend the engagement event on 26 November 2020 about the proposed changes (*Minute #333 of 2020/21 refers*).

Committee is requested to consider any update on Sizewell C following the JLAG engagement event and decide on any action it deems necessary in advance of the consultation deadline of 18 December.