

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held  
ONLINE on Wednesday 22 April 2021 at 9.15am**

**PRESENT:** Cllr S Bird (Chairman) Cllr M Jepson  
Cllr A Smith (Vice-Chairman) Cllr D Savage  
Cllr S Bennett Cllr K Williams (*from 584e*)  
Cllr M Morris

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

**IN ATTENDANCE:** Cllr M Deacon  
Ms E Tester, MPC Agency

**579. PUBLIC QUESTION TIME**

None

**580. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr S Gallant** and **Cllr S Wiles** owing to other business.

Apologies for absence were received from **Cllr K Williams** for joining late due to other business earlier in the morning.

**581. DECLARATIONS OF INTEREST**

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

**582. CONFIRMATION OF MINUTES**

**It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 7 April 2021 be confirmed as a true record.**

**583. CORRESPONDENCE**

**The Clerk reported the following items of correspondence:**

- i) ESC advised that it will be replacing the general waste bins on the prom and will also be installing two new recycling. ESC was seeking feedback on suitable sites for these. Members suggested sites close to the Pier and

- towards Mannings. Members commented on the need to improve awareness over recycling to avoid contamination.
- ii) DC/21/0171/FUL – 19 Manning Road, which Committee had previously recommended approval, had been put to the Referral Panel owing to objections by SCC Highways. The Referral Panel had delegated determination to the Planning Officer.
  - iii) Members noted that ESC would be hosting a briefing for Felixstowe and Trimley councillors at 10am on 28 April to provide an update on progress with significant allocations in the Local Plan such as the North Felixstowe Garden Neighbourhood scheme.
  - iv) Notification of an appeal made to the Secretary of State against ESC’s decision to refuse DC/20/4633/FUL – 102 Garrison Lane, change of use to an HMO.
  - v) A request for feedback from ESC Licensing on following a business request to make cakes to sell on the Prom. Members raised no objections.
  - vi) A request for feedback from ESC Licensing following a request for a pavement licence for the Crescent Café, asking for 12 chairs and 3 tables to be allowed to be placed on the pavement near their entrance from 8.30am to 3.30pm. Members raised no objections.
  - vii) Notice of temporary traffic lights to be reinstated at Garrison Lane due to ongoing works and further set of temporary lights due outside the former Deben High School site to enable works from 7 – 25 May.
  - viii) Information circulated from Generator Group on a consultation on the land North of Conway Close and Swallow Close for outline permission for 150 new homes, including public open space. Comments, which had initially been requested by 26 April, were being welcomed by an extended deadline of 10 May 2021. Committee requested that the developer be invited to a brief Members on their plans.

**RESOLVED that the correspondence be noted as received.**

**579. 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.**

**580. PLANNING APPLICATIONS**

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

<b>A</b>	<b>DC/21/1640/FUL   Two storey side extension and single storey rear extension 21 Fleetwood Avenue</b>
<b>Committee recommended APPROVAL.</b>	

<b>B</b>	DC/21/1549/FUL   Conversion of ground floor commercial unit to provide new homes, including minor ground floor infill 7 Sea Road
<b>Committee recommended REFUSAL. Tourism activity in Felixstowe has expanded year on year for over a decade and is likely to grow further. Recent investment and enhancement of this area has demonstrated that there is a wide market for commercial and resort uses. We believe that this proposal is in contravention of SCLP 12.14 and request that the applicant work with Felixstowe Forward, East Suffolk Council's Economic Development team and the Felixstowe BID to develop a broad marketing strategy prior to any conclusions being drawn over potential unviability.</b>	
<b>C</b>	DC/21/1663/FUL   To demolish out-building and workshop/shed. Erect single storey extension to rear of property 14 Berners Road
<b>Committee recommended APPROVAL.</b>	
<b>D</b>	DC/21/1146/FUL   Installation of 10 Aluminium Anodised K-Fold windows Fish Dish 69-71 Undercliff Road West
<b>Committee recommended APPROVAL.</b>	

**At this point in proceedings 10.25am, Cllr K William joined the meeting.**

<b>E</b>	DC/21/1322/ARM   Approval of Reserved Matters (layout, scale, appearance and landscaping) in relation to the construction of 368 dwellings, public open space, play area, sustainable drainage features and associated infrastructure following the approval of Hybrid Planning Permission DC/16/2778/OUT. The development is not EIA development. The Hybrid Planning Permission was the subject of an EIA Screening Opinion (EIA). Land North Of Walton High Street
<p><b>Committee recommended REFUSAL.</b></p> <p><b>The proposals do not appear to have taken into account the updated planning policies in the Suffolk Coastal Local Plan.</b></p> <p><b>Committee had concerns about the insufficient level of detail on the delivery of the spine road and roundabouts which – particularly with respect to the roundabout to Candlet Road - should be required to be completed on commencement, prior to construction of any housing. It is essential that construction traffic should be via Candlet Road and not via Walton High Street. We would wish also expect to see a phasing drawing.</b></p> <p><b>Committee was disappointed at the clustering of affordable homes,</b></p>	

predominately to the edges of the site, which should instead be fully integrated and tenure-blind throughout the development. We therefore support the comments of ESC housing in this regard.

Committee felt that elements of design need to be revisited, for example mock Tudor housing fronting Walton High Street, which is not in keeping with the local vernacular.

Committee were concerned about the location of the play area park beside the spine road, particularly in relation to air pollution from traffic and the linear park being the only open space being provided.

SCLP5.8 determines that at least 50% of the dwellings will need to meet the requirements for accessible and adaptable dwellings under Part M4(2) of the Building Regulations, we therefore query why the applicant is only delivering 45%.

The application appears to indicate dedicated cycling routes, but there is insufficient detail provided and we could not identify any formal documentation confirming the arrangements for this. The parking and cycling strategy refers only to locations for bike storage, rather than any cycling strategy. We therefore seek clarification as to whether such a strategy exists. Cycling routes should not be designed in isolation and should sensibly link to onward bike journeys beyond the site. We note that there appear to be steps to the north-west of the roundabout on Candlet Road and request that this instead be a graded slope.

We believe that there should be a mix of bungalow sizes, rather than all being 3 bedroom.

We welcome the introduction of some innovative sustainable energy solutions, delivering estimated emissions at 31% lower than building regulations requirements, but would wish to see greater use throughout the site and a more formal evaluation of alternative forms of sustainable energy provision, such as GSHPs.

Separate to the matters raised above in respect of this site, we would remind the planning authority that on a significant part of the drainage amelioration proposed for the development north of Candlet Road development was proposed to include a 1m drainage pipe to allow for overflow to the north west part of this site. This should be taken in to consideration when assessing drainage plans for this site.

## **581. CLOSURE**

The meeting was closed at 12.26 am. The date of the next meeting was noted as being Wednesday 5 May April 2021, 9.15am.

Date: \_\_\_\_\_

Chairman: \_\_\_\_\_