



**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 **Thursday 22 April 2021** at **9.15am**.

***\*\*This meeting, which was originally due to take place on Wednesday 21 April, has been rescheduled due to the extended notice required during a period of public mourning.\*\****

**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**

**14 April 2021**

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 7 April 2021 as a true record. **(Pages 4-8)**

### 5. **Correspondence**

To note any items of correspondence.

### 6. **Planning Applications**

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

- a. **DC/21/1640/FUL** | Two storey side extension and single storey rear extension  
**21 Fleetwood Avenue**  
Applicant: Mr & Mrs Luck [Link to Documents](#)
  
- b. **DC/21/1549/FUL** | Conversion of ground floor commercial unit to provide new homes, including minor ground floor infill  
**7 Sea Road**  
Application: Mr J Gulston [Link to Documents](#)
  
- c. **DC/21/1663/FUL** | To demolish out-building and workshop/shed. Erect single storey extension to rear of property  
**14 Berners Road**  
Applicant: Mr and Mrs Wain [Link to Documents](#)
  
- d. **DC/21/1146/FUL** | Installation of 10 Aluminium Anodised K-Fold windows  
**Fish Dish 69-71 Undercliff Road West**  
Applicant: Mr Tekin [Link to Documents](#)

- e. **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**

Applicant: Bloor Homes

[Link to Documents](#)

**7. 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)**

**8. Closure**

To close proceedings and confirm the date of the meeting as scheduled for Wednesday 5 May 2021 at 9.15am.



**562. BASELINE EVIDENCE FOR THE EAST SUFFOLK COMMUNITY INFRASTRUCTURE LEVY CHARGING SCHEDULE – INITIAL CONSULTATION**

The Chairman invited Mr Adam Nicholls, Principal Planning ESC, to address the Committee. Mr Nicholls gave a presentation on the CIL charging schedule, which was previously published in 2015 and in the process of being updated to reflect changes to building practices and legislation.

Mr Nicholls outlined the consultation stages prior to the final CIL schedule being submitted to the Examiner and the adopted in April 2022.

Committee thanked Mr Nicholls for his presentation.

Committee noted the invitation to send one representative to an ESC briefing on CIL on 13<sup>th</sup> April. The Planning Admin Asst. agreed to attend this, and the Clerk would enquire as to whether two further representatives, being Cllr S Bennett and Cllr A Smith, would be permitted to attend. It was suggested that, if ESC were to record the meeting, any Member could watch the presentation at their own convenience. The Clerk agreed to make enquiries.

**It was RESOLVED that:**

- i. ESC be thanked for the opportunity to respond but, given its technical nature, no response would be made to this initial consultation; and,**
- ii. the Planning Administration Assistant would attend the ESC CIL briefing on 13<sup>th</sup> April, with Cllr S Bennett and Cllr A Smith also attending on behalf of the Committee if permitted.**

**563. 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/21/1440/PN3  </b> Prior Notification - Change of use to single residential unit. Building is site in an infill character between donor dwelling and neighbour boundary. All proposed rooms are capable of achieving natural light through windows. <b>5-7 Crescent Road</b>
<b>Committee recommended APPROVAL. However, Committee noted that the plans are not clear with regard to which portion of the premises at 5-7 Crescent Road are affected.</b>	

<b>B</b>	<b>DC/21/1383/FUL</b>   New dormer windows, front balcony, tree removal and fabric alterations <b>15 Montague Road</b>
<b>Committee recommended APPROVAL and welcome this sympathetic refurbishment of this building in the Conservation Area which will be to the benefit of the street scene.</b>	
<b>C</b>	<b>DC/21/1289/FUL</b>   Rear Extension: single storey: amended application. Cladding of east elevations <b>Old Felixstowe House Marsh Lane</b>
<b>Committee recommended APPROVAL. We considered the location of the property and its relationship to the AONB and are satisfied that the proposal would not cause any harm.</b>	
<b>D</b>	<b>DC/21/1179/FUL</b>   Erection of a single storey side/ rear extension and canopy (following demolition of conservatory) <b>23 Quilter Road</b>
<b>Committee recommended APPROVAL. Committee welcomed this sympathetic improvement within the Conservation Area.</b>	
<b>E</b>	<b>DC/21/1195/FUL</b>   Proposed first floor side extension <b>117 Cliff Road</b>
<b>Committee recommended APPROVAL.</b>	
<b>F</b>	<b>DC/21/1119/FUL</b>   Retrospective Application - Erection of a single-storey garden house, to the rear of the property and at the bottom right hand corner of the garden. Roof trusses were made too big by the supplier, the builders went ahead without checking which has meant that the full building height is three meters instead of 2.5 <b>24 Exeter Road</b>
<b>Committee recommended APPROVAL having given regard to a verbal representation from the neighbour regarding potential overlooking.</b>	

#### **564. 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, being 11.20am, Cllr S Bennett and Cllr D Savage, left the meeting.**

**565. EAST SUFFOLK SUSTAINABLE CONSTRUCTION SUPPLEMENTARY PLANNING DOCUMENT – INITIAL CONSULTATION**

Committee considered the consultation document, noting that SPDs were not able to contravene existing policy but, as information and guidance, would be used in material planning considerations once made.

Committee made the following comments to some of the questions posed:

1. Do you consider that the proposed content is appropriate?  
Yes.
  
4. Are there any specific elements of the Local Plan policies that you consider require further guidance in the document?  
*We would seek more precise guidance on policies 9.2 (Sustainable Construction), 9.7 (Holistic Water Management) and a higher quality of evidence required for drainage issues.*
  
5. Are there any elements of national policy on sustainable construction that you consider require additional guidance in the document?  
*Currently we have the NPPF in one context, and Building Regulations in another, which have relevance to sustainable construction. However, there is also evolving public policy and we would like this document to provide guidance on how those three areas can usefully be combined when considering planning applications.*
  
6. What specific sustainable design and construction measures do you consider could be incorporated in developments of 10 or more new dwellings?  
*Sustainable construction should be a site-wide, not individual dwelling, basis. On that basis we are not clear on the intention on para 3.*
  
11. Are you aware of any examples of good sustainable design and construction in East Anglia that could be used as a case study within the Sustainable Construction SPD?
  - i. *Flagship scheme at Runnacles Way Felixstowe, for site-wide shared ground source heat pumps which showed an enlightened view of how to deal with climate change.*
  - ii. *Goldsmiths street, Norwich.*
  - iii. *ESC Deben school proposal.*

**RESOLVED that the Clerk respond to the consultation on the basis above before the 26<sup>th</sup> April deadline.**

**566. PROPOSED REMOVAL OF BT PAYPHONE**

Committee considered the proposed removal of a BT Payphone, noting that that location was at Beach Station Road, incorrectly in the letter as opp. Sea Road. The Clerk clarified that there had been 6 calls made in the past year. Committee

agreed that they had no objection to its removal and no interest in adopting the kiosk.

**It was RESOLVED for the Clerk to inform BT that the Committee had no objection to the removal of the payphone and no interest in adopting the kiosk.**

#### **567. CORRESPONDENCE**

**The Clerk reported on the following items and it was RESOLVED that the following correspondence be noted:**

- i) Road names were required for the Persimmon Homes development at Candlet Road. It was suggested that Cowpasture Drive be recommended for the main access road (Road 1) with a theme of woodland flora to be used for the subsidiary roads.
- ii) ESC had offered to hold a briefing meeting with the Town Council, and potentially the Trimley parish councils to discuss significant allocations for development in the Local Plan, such as the North Felixstowe Garden Neighbourhood. The Clerk was asked to suggest the morning of 28 April as a preferred date.
- iii) A survey on planning which was being conducted by Therberton and Eastbridge Parish Council was noted. Committee declined to provide specific answers to the survey but asked the Clerk to thank them for the invitation to take part.

#### **568. CLOSURE**

The meeting was closed at 12.43 am. The date of the next meeting was noted as being Wednesday 21 April 2021, 9.15am.

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## **AGENDA ITEM 7. PLANNING DECISIONS**

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

<b>DC/21/0425/FUL</b>   Single storey extension to the rear and two storey extension to the side of the property <b>28 The Downs</b>
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<b>DC/21/1056/TCA</b>   T1 Lime to RHS drive entrance - to be pollarded to prevent tangling with overhead wires, to reduce shading for neighbours and for claimed health benefit of tree. <b>16 Beach Road East</b>
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<b>DC/21/1043/TCA</b>   2no. Holm Oak at drive entrance - crown lift by 1.5m. and reduce back from road by 1.5m. 2no. Limes in side garden - crown lift by 2m. <b>Saville Court Victoria Road</b>
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**Refused (and recommended for Refusal by this Committee):**

<b>DC/20/5119/FUL</b>   Construction of a two storey rear extension. <b>175 Grange Road</b>
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**Approved (and recommended for Refusal by this Committee):** None

**Refused (and recommended for Approval by this Committee):** None