

Telephone: 01394 282086  
Fax: 01394 285920  
email: enquiries@felixstowe.gov.uk

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 **Thursday 5 May 2021** 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.*

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**Ash Tadjrishi**

**Town Clerk**

**28 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 22 April 2021 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/21/1608/FUL** | Single storey entrance porch extension and first floor extension over existing garage.  
**41 Westmorland Road**  
Applicant: Mr D Begg & Ms K Shepherd [Link to Documents](#)
  
- b. **DC/21/1624/FUL** | Rear extensions, side and dormer extensions, balcony extension, garden annexe, facade material change  
**69A Cliff Road**  
Application: Mr & Mrs K Craig [Link to Documents](#)
  
- c. **DC/21/1803/FUL** | Demolition of existing detached garage and erection of proposed attached garage and provision of a 1st Floor ensuite with a dormer window  
**91 Garrison Lane**  
Applicant: Mr K Lait [Link to Documents](#)
  
- d. **DC/21/1785/FUL** | Construction of two storey rear extension  
**42 Victoria Street**  
Applicant: Mr J Bobbin [Link to Documents](#)

- e. **DC/21/1733/FUL** | Proposed front entrance porch (incl. w.c)  
**2 Foxgrove Gardens**  
Applicant: Mr S McCarthy [Link to Documents](#)
  
- f. **DC/21/1859/FUL** | To extend bedroom to rear of property  
**54 Grange Road**  
Applicant: Mr K Oxford [Link to Documents](#)
  
- g. **DC/21/1977/FUL** | Replace all windows in white UPVC. Hardi-plank whole of house above plinth level. Change roof finish to garden room area to red flat tile.  
**18 Seaton Road Walton**  
Applicant: Mr S Bennett [Link to Documents](#)
  
- h. **DC/21/1402/FUL** | Construction of a fence around the front of the property  
**2 Blyford Way**  
Applicant: Miss H Patterson [Link to Documents](#)
  
- i. **DC/21/1903/TCA** | 1 No. Poplar tree to the far left of the rear garden to be re-pollarded the finished height of the pollard will be 10'-15'. 1 No. Sycamore tree to be re-pollarded. 1 No. Pear tree to be reduced by 30% and shaped. 1 No Elder shrub to be reduced by 30-50%  
**69 Bath Road**  
Applicant: Mr S Markham, Ginkgo Tree Surgery Ltd [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. Sizewell C DCO Hearings Update**

To note a letter from the Planning Inspectorate outlining the Examination Timetable and other important information about the Examination of the Sizewell C application; to consider an update on hearings and any action deemed necessary in relation to the deadlines within the timetable at Annex A. **(Appendix A)**

**8. Correspondence**

To note any items of correspondence.

**9. Closure**

To close proceedings and confirm the date of the meeting as scheduled for Wednesday 26<sup>th</sup> May 2021 at 9.15am.

## **AGENDA ITEM 4. CONFIRMATION OF MINUTES**

### **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

#### **403. PUBLIC QUESTION TIME**

None

#### **404. 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.

#### **405. 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)

#### **406. 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.**

#### **407. 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>	<b>DC/21/1549/FUL</b>   Conversion of ground floor commercial unit to provide new homes, including minor ground floor infill <b>7 Sea Road</b>
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**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>C</b>	<b>DC/21/1663/FUL</b>   To demolish out-building and workshop/shed. Erect single storey extension to rear of property <b>14 Berners Road</b>
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**Committee recommended APPROVAL.**

<b>D</b>	<b>DC/21/1146/FUL</b>   Installation of 10 Aluminium Anodised K-Fold windows <b>Fish Dish 69-71 Undercliff Road West</b>
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**Committee recommended APPROVAL.**

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

<b>E</b>	<b>DC/21/1322/ARM</b>   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). <b>Land North Of Walton High Street</b>
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**Committee recommended REFUSAL.**

**The proposals do not appear to have taken into account the updated planning policies in the Suffolk Coastal Local Plan.**

**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.**

**Committee was disappointed at the clustering of affordable homes, 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.

## **AGENDA ITEM 6. PLANNING DECISIONS**

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

**DC/21/0292/FUL** | Side facing windows and two-storey rear extension |  
**11 Chelsworth Road**

**DC/21/1034/FUL** | Proposed detached garage with single storey rear extension.  
**12 High Road East**

**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 up to 197 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space.)

**Land West Of Ferry Road Residential Centre Ferry Road**

**DC/21/1074/TCA** | Holm Oak in rear garden - crown reduce by 30%, reshape and balance to allow more light to garden.

**Villa Bonita 58 Maybush Lane**

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

### **Approved (and recommended for Refusal by this Committee):**

**DC/19/3623/VOC** | Variation of Condition 1 on Application DC/16/3776/ARM (Submission of reserved matters pursuant to outline planning permission DC/13/3069/OUT for the creation of up to 197 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space.)

**Land West Of Ferry Road Residential Centre Ferry Road**

### **Refused (and recommended for Approval by this Committee):**

**DC/21/0731/FUL** | Demolition of workshop and replacement with 1no detached dwelling, alterations and extension to existing building to retain shop/office and provide 2no one bedroom first floor flats and 1no two bedroom dwelling.

Amended scheme to previously approved application DC/18/4989/FUL

**19 Manning Road**

### **Withdrawn:**

**DC/20/2520/FUL** | Demolition of rear shed and alterations to existing Basement Space converted back to a single residential Unit

**7 North Sea Road**