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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 **TOWN HALL, FELIXSTOWE**, on **Wednesday 4 August 2021** at **9.15am**.

**Public Attendance**

Meetings of the Town Council and its Committees are open to the press and public who are welcome to attend. Members of the public are invited to make representations or put questions to the Committee during the public session.

*There is a limit to the number of public attending in-person. If you wish to attend in person, please email [townclerk@felixstowe.gov.uk](mailto:townclerk@felixstowe.gov.uk) to confirm capacity.*

**Public are very welcome join via Zoom using the following 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.

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**Ash Tadjrishi**

**Town Clerk**

**28 July 2021**

For information (via email):

All Town Councillors

Local Press

Felixstowe Chamber of Trade & Commerce

*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.*

**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 three minutes 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 21 July 2021 as a true record. **(Pages 5-10)**

**5. Planning Applications**

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

- a. **DC/21/3438/FUL** | Alterations and extensions to the Spa Pavilion to form a ground floor extension with first floor balcony to the North Sea-facing elevation and entrance canopy to the primary Theatre entrance.

**Spa Pavilion Undercliff Road West**

Applicant: R Anderson

[Link to Documents](#)

- b. **DC/21/3437/FUL** | Alterations to shopfront and installation of glazed door to rear to facilitate subdivision of ground floor of premises to 3 retail units.

**54 Hamilton Road**

Applicant: Medinapoint Investments Ltd

[Link to Documents](#)

- c. **DC/21/3418/FUL** | New Dwelling In Lieu of Redundant Garage Used for General Storage

**Land Adjacent To 4 High Road East**

Applicant: Mr & Mrs D Baker

[Link to Documents](#)

- d. **DC/21/3494/FUL** | Construction of two-storey extension. Existing conservatory to be demolished.

**29A Quilter Road**

Applicant: Mr & Mrs D Baker

[Link to Documents](#)

- e. **DC/21/3256/FUL** | Demolition of garage, link structure, porch, chimneys, pantry lean-to and rear conservatory. Erection of two storey side and single storey rear extensions comprising new porch and integral garaging. Insertion of new window openings to ground floor south elevation. Replacement window & door units. Installation of Air Source Heat pump unit. Insertion of rooflights to west roof slope. Installation of photovoltaic panels to south & west roof slopes. Application of insulated render system to existing house. Changes to window openings.  
**15 St Georges Road**  
Applicant: Mr & Mrs Marshall [Link to Documents](#)
- f. **DC/21/3328/FUL** | 2 storey residential annexe, single storey rear extension and new dormer window  
**202 Ferry Road**  
Applicant: M Penn and A Stagg [Link to Documents](#)
- g. **DC/21/3405/FUL** | Construction of a single storey extension  
**22 Ferry Road**  
Applicant: Mrs J Bloomfield [Link to Documents](#)
- h. **DC/21/2967/FUL** | Single storey side and rear extension  
**83 Ranelagh Road**  
Applicant: Ms L Sheehan [Link to Documents](#)
- i. **DC/21/3383/FUL** | Proposed single storey front & rear extension  
**11 Western Avenue**  
Applicant: P Bass & M Krenz [Link to Documents](#)
- j. **DC/21/3188/FUL** | Minor internal modifications, first floor rear extension, ground floor front extension  
**5 The Pines**  
Applicant: Ms B McIntyre [Link to Documents](#)
- k. **DC/21/3296/VOC** | Variation of Condition No. 3 of DC/15/0924/FUL - Proposed 3 Bedroom Detached Dwelling on Land Adj 20 Rosebery Road - To change external wall cladding material from Brick to Eternit Weatherboard Cladding  
**20 Rosebery Road**  
Applicant: Mr N Loomes [Link to Documents](#)
- l. **DC/21/3412/VOC** | Variation of Condition 2 of DC/19/4589/FUL - Construction of two-storey detached dwelling, new vehicular access, associated landscaping  
**53 Rosemary Avenue**  
Applicant: Mr D Baker [Link to Documents](#)

- m. **DC/21/3368/FUL** | Proposed installation at ground floor of 1no. pair of french doors (with fanlights over) and 14no. replacement windows into existing openings to front and rear of flat

**3 Cranmer Cliff Gardens**

Applicant: Mr M Jude

[Link to Documents](#)

- n. **DC/21/3196/FUL** | To replace existing sash windows with upvc mock sash opening outwoods windows to keep them in character and look of sash windows. Also to remove a scruffy old dead ivy bush that's overgrown and replace with a matching feather board fence, adding to the existing 1 meter fence to the existing 6 ft fence that's already in place

**1 The Courts**

Applicant: Miss N Lindsell

[Link to Documents](#)

- o. **DC/21/3433/FUL** | Replacement of seven windows & two door sets

**4 Red Hall Court**

Applicant: Mrs S George

[Link to Documents](#)

- p. **DC/21/3490/FUL** | Retrospective Application - New replacement aluminium windows, doors and screens, and replacement of existing balcony.

**18 South Hill**

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 11)**

**7. Application for Community Asset Registration – The White Horse Public House, 33 Church Road.**

To consider any response to East Suffolk Council in respect of the application to register the above property as an Asset of Community Value, prior to the consultation deadline of 9 September 2021. **(Appendix A)**

**8. Correspondence**

To note any items of correspondence.

**9. Closure**

To close proceedings and confirm the date of the next meeting as scheduled for Wednesday 18<sup>th</sup> August 2021 at 9.15am.

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

**MINUTES** of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held at **TOWN HALL, Felixstowe**, on **Wednesday 21 July 2021** at **9.15am**

**PRESENT:** Cllr S Bird (Chairman)  
Cllr A Smith  
Cllr S Bennett (*up to and including item 84A*)  
Cllr M Jepson  
Cllr M Morris  
Cllr D Savage

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

**IN ATTENDANCE:** 11 Members of Public (6 in person / 5 via Zoom)  
Cllr S Wiles (via Zoom)

### **80. PUBLIC QUESTION TIME**

The Chairman advised that he would invite members of the public to make their representations immediately prior to the application being considered.

### **81. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr S Gallant**, **Cllr S Wiles** and **Cllr K Williams** due to other business.

**Cllr S Bennett** gave his apologies in advance of having to leave at 10.30am to attend to other business.

### **82. 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)

Cllr A Smith advised that he had had a conversation with the applicant of item 11A in recent weeks prior to the application being submitted.

### **83. CONFIRMATION OF MINUTES**

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

#### 84. PLANNING APPLICATIONS

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

At the direction of the Chairman, Committee heard representations from members of the public on the following application. A range of objections on the proposed ferris wheel were raised. Material planning objections included concerns over privacy and overlooking of neighbouring properties, its visual impact, insufficient car parking, flooding, increased noise and pollution. Concerns were also raised around the playing of pop music, vandalism and security of the site.

<b>A</b>	<b>DC/21/0971/FUL   Proposed seasonal erection of a Ferris wheel attraction and associated Hot / Cold food and drink kiosk with raised decking area for public seating. Felixstowe Promenade Sea Road</b>
<p><b>Committee welcome in principle the idea of this exciting addition to Felixstowe tourism scene. However, we do not think that the location proposed is appropriate when taking in to account the number of residential properties adjoining the site that will be negatively impacted due to issues of overlooking, noise, and parking.</b></p> <p><b>Furthermore, Committee is greatly concerned that this proposal requires the use of a diesel generator. Given the environmental impact of this, the Town Council strongly recommends that mains electricity be a requirement rather than diesel.</b></p> <p><b>Committee therefore recommended REFUSAL as the proposal is contrary to SCLP 11.2 a); b); d); e); f); and g).</b></p>	

**At this point, 10.30am, Cllr S Bennett left the meeting.**

<b>B</b>	<b>DC/21/3014/ARM   Approval of Reserved Matters on planning permission DC/20/4389/OUT- Outline Application (All Matters Reserved) - Demolition of Auction House and erection of 7 dwellings Diamond Mills Auction House Orwell Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>C</b>	<b>DC/21/3057/OUT   Erection of bungalow Land Rear Of 108-114 High Road</b>
<p><b>Committee recommended REFUSAL and considers the proposal to be unacceptable as it would result in an incongruous form of backland development and contrary to SCLP 5.7 in respect of a) the street scene, b) the scale and design is not related to adjacent properties and, c) significant harm of residential amenity to neighbouring properties.</b></p> <p><b>We would also endorse the comments of the planning inspector in respect of the identical previous application on this site, in which they referred to “the appeal proposal represents an isolated backland development into an otherwise undeveloped area with an incongruous tandem relationship to adjoining development”.</b></p> <p><b>There are also issues of surface water flooding in this area which remain unresolved.</b></p>	

<b>D</b>	<p><b>DC/21/3279/FUL   The reconfiguration of the drive thru lane, car park and kerb lines to incorporate side by side ordering, with the introduction of an island for signage and associated works to the site. The removal of the existing remote bin store with a new corral formed at the rear of the store. The installation of a Goal Post height restrictor and 2 no. Customer Order Displays (COD). The relocation of existing signage and the installation of new signs.</b></p> <p><b>Mcdonald’s Restaurant Walton Avenue</b></p>
<b>Committee recommended APPROVAL</b>	

<b>E</b>	<p><b>DC/21/3280/ADI   Illuminated Advertisement Consent - The reconfiguration of existing signs and installation of new signage: 3 no. Existing freestanding signs to be relocated with 2 no. New freestanding signs to be installed and 1 no. Click &amp; serve directional. The 15" digital booth screen is to be retained as existing - shown on the plan for context.</b></p> <p><b>Mcdonald’s Restaurant Walton Avenue</b></p>
<b>Committee recommended APPROVAL</b>	

<b>F</b>	<p><b>DC/21/3281/ADI   Illuminated Advertisement Consent - The installation of a new freestanding Totem sign.</b></p> <p><b>Mcdonald’s Restaurant Walton Avenue</b></p>
<b>Committee recommended APPROVAL</b>	

<b>G</b>	<b>DC/21/3109/FUL</b>   Removal of utility and toilet. Erect rear single storey extension for kitchen/family room. Erect part two storey to side elevation. Erect first floor over garage for bedroom. <b>24 Lansdowne Road</b>
<b>Committee recommended APPROVAL</b>	

<b>H</b>	<b>DC/21/3158/FUL</b>   Proposed single storey garage and garden room extension <b>107 St Andrews Road</b>
<b>Committee recommended APPROVAL</b>	

<b>I</b>	<b>DC/21/2864/FUL</b>   Proposed single storey rear extension with bay window <b>81 Cobbold Road</b>
<b>Committee recommended APPROVAL</b>	

<b>J</b>	<b>DC/21/2941/FUL</b>   Erection of new car port <b>1 The Old Dairy Victoria Street</b>
<b>Committee recommended APPROVAL</b>	

<b>K</b>	<b>DC/21/2231/FUL</b>   Apply 90mm of External Wall Insulation , Grey enhanced EPS to solid brick sections of the building, consisting of 8 social housing flats. The finish will be Johnstones Stormshield silicone enhanced render 1.5mm and render colour of choice, usually neutral white or cream colour. We are seeking permission due to the bottom section currently being of a brick finish, we propose to change this to a render finish. There are cavity wall sections of the building which will be insulated but left as a brick finish. <b>117 Langer Road</b>
<b>Committee recommended APPROVAL</b>	

<b>I</b>	<b>DC/21/2999/FUL</b>   Proposed change of use from financial services offices for use by the applicants only, to single dwellinghouse. <b>13 Quilter Road</b>
<b>Committee recommended APPROVAL</b>	



<b>M</b>	<b>DC/21/2844/FUL</b>   Retrospective Application- Installation of extraction ventilation equipment at take-away premises <b>67 Undercliff Road West</b>
<p><b>Committee recommended REFUSAL. We believe it is contrary to SCLP 11.2 e) due to the intrusion to the amenity of the neighbour; and, SCLP 11.1 a) where it relates to safety.</b></p> <p><b>In light of comments submitted to the planning authority, we would question the safety of this installation from an electrical and heat perspective.</b></p> <p><b>We also believe that this is contrary to SCLP 11.5 b) given that this visually intrusive installation, visible from the street-scene neither preserves nor enhances the Conservation Area.</b></p> <p><b>Given the objections from neighbours on the safety, additional smells and fumes resulting from this installation, we query whether is it fit for purpose and would ask the East Suffolk Environmental Health team to urgently review this.</b></p>	

<b>N</b>	<b>DC/21/3189/FUL</b>   Replacement staircase and enclosure <b>Palace Bingo Club Hamilton Road</b>
<b>Committee recommended APPROVAL</b>	

<b>O</b>	<b>DC/21/3171/FUL</b>   Retrospective Application - Erection of 2m high timber panel fence fronting a highway <b>Suffolk Sands Caravan Park Carr Road</b>
<b>Committee recommended APPROVAL</b>	

<b>P</b>	<b>DC/21/3139/FUL</b>   Reposition vehicular access requiring removal and replacement of one tree <b>Manor Court 9 The Courts</b>
<p><b>Committee recommended APPROVAL. Given the clearly inconvenient and inefficient access, we support the proposal, having regard to the fact that the new entrance will be some 10 metres from the corner of Bath Road.</b></p>	

<b>Q</b>	<b>DC/21/3290/TPO</b>   TPO SCDC 04/0174 Sweet chestnut (T1) - 2 - 2.5 meter crown reduction. This is to crown reduce the sweet chestnut to previous cut marks completed in 2018 under TPO application ref: DC/18/2923/TPO. reasons for work are to reduce windthrow and garden clearance. Allowing an increase of light to the property <b>1 Cliff Court</b>
<b>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer</b>	

## **85. PLANNING DECISIONS**

Members present noted 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.

## **86. CORRESPONDENCE**

The Committee noted the following.

- i) **Application for Community Asset Registration.**  
Committee noted that East Suffolk Council has received an application from The Church Road Neighbourhood Group to register The White Horse Public House, 33 Church Road, as an Asset of Community Value. The Clerk advised that an 8 week consultation period had commenced from 15 July to 9 September and this would be put on the next Committee agenda for formal comment by the Town Council.
- ii) **DC/21/2318/FUL – The White Horse, 33 Church Road.** Committee noted that a Heritage Statement had been added to the planning portal in respect of this application. Committee agreed that its original comments in respect of this application would remain and no further consideration was required at this time.

## **87. CLOSURE**

The meeting was closed at 12.04pm. It was noted that the next meeting was scheduled to take place on Wednesday 4<sup>th</sup> August at 9.15am.

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## **AGENDA ITEM 6: PLANNING DECISIONS**

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

<b>DC/21/2329/FUL</b>   Erection of new veterinary surgery and 3 residential units in two phases <b>Land At Junction Of Garrison Lane And High Road West</b>
<b>DC/21/2594/FUL</b>   Change of use of first floor to residential including new windows at first floor and new entrance door at ground floor. No changes to shop front <b>24 Orwell Road</b>
<b>DC/21/2573/ROC</b>   Removal of Condition(s) 15 on Planning Permission DC/20/4735/FUL - New Dwelling Condition Number(s): 15 Conditions(s) Removal: Clearance works completed ; report appended n/a <b>The Light House Golf Road</b>
<b>DC/21/2423/FUL</b>   Two storey and single storey side extension <b>8 St Marys Crescent</b>
<b>DC/21/2113/FUL</b>   Single storey rear extension <b>115 Colneis Road</b>
<b>DC/21/2808/TCA</b>   Rear garden 1 x Holly -Reduce and shape by up to 30%, to reduce shading on neighbour's garden. 1 x Apple - Remove as branches will interfere with neighbour's new fence. To be replaced by two evergreen shrubs. 1 x unknown: Remove, near a pond and there are 2 other trees nearby on either side, and it is too close to the fence to enable maintenance work. <b>79 Ranelagh Road</b>

**Refused (and recommended for Refusal by this Committee):**

None

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

<b>DC/21/2570/FUL</b>   Construction of a two storey rear extension <b>175 Grange Road</b>
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**Refused (and recommended for Approval by this Committee):**

None