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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 8 September 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 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.

Ash Tadjrishi
Town Clerk
2 September 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 18 August 2021 as a true record. **(Pages 5-9)**

5. **Planning Applications**

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

- a. **DC/21/4017/FUL** | Conversion of former care home into 9no. residential apartments
The Former Leopold Road Nursing Home 17 Leopold Road
Applicant: Dr S Jayaranjan [Link to Documents](#)

- b. **DC/21/1608/FUL** | Single storey entrance porch extension, first floor DC extension over existing garage, and single-storey rear extension
41 Westmorland Road
Applicant: Mr D Begg and Ms K Sheppard [Link to Documents](#)

- c. **DC/21/3860/FUL** | Construction of two residential dwellings
Land At Brackenbury House Marcus Road
Applicant: Mr D Baker, Roseberry Property Dev. Co. Ltd. [Link to Documents](#)

- d. **DC/21/3854/FUL** | Demolition of existing detached dwelling and construction of 2 pairs of semi-detached dwellings
Riby House 9 Riby Road
Applicant: Mr Carpenter, Platinum Estate Mgmt Ltd [Link to Documents](#)

- e. **DC/21/3989/FUL** | Retrospective application - two storey front/side extension
The Priory 2 Cliff Road
Applicant: Estate of Mr P Di Carlo [Link to Documents](#)

- f. **DC/21/3990/LBC** | - two storey front/side extension (retention of works already undertaken).
The Priory 2 Cliff Road
Applicant: Estate of Mr P Di Carlo [Link to Documents](#)

- g. **DC/21/3812/ADI** | Advertisement Consents - Illuminated Fascia Signage
120 Hamilton Road
Applicant: Fenn Wright Ltd [Link to Documents](#)

- h. **DC/21/3983/FUL** | Proposed Alterations and Extensions To Dwelling Including Conversion Of Existing Garage
8 Ennerdale Close
Applicant: Mr & Mrs M Harding [Link to Documents](#)

- i. **DC/21/3769/FUL** | Proposed single storey part rear/part side extension and alterations
1 Kemsley Road
Applicant: Mr & Mrs S Rignall [Link to Documents](#)

- j. **DC/21/3386/FUL** | To change current windows and doors to UPVC. Like for like in style
2 Red Hall Court
Applicant: Mrs N Cazey [Link to Documents](#)

- k. **DC/21/3776/TCA** | Holm Oak (T001) - fell and remove stump. Tree has large areas of decay and significant dead limbs as described in Tree Condition Report attached
Harvest Court Cobbold Road
Applicant: Ms J Dyke, Firstpoint Ltd [Link to Documents](#)

- l. **DC/21/3957/TCA** | Front garden, immediately to right of double garage 1 x Gleditsia triacanthos (Honey locust) - Fell to ground level Reason: The tree has substantial dieback and is located close to pavement and road. The trunk abuts the wall of the of the existing old pre-cast concrete garages and pressure from the trunk is damaging several wall panels and pushing them out of alignment; owner plans to build new garages on the site of the existing garages, which are old and dilapidated.
11 High Beach
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. **(Page10)**

7. Correspondence

To note any items of correspondence.

8. Closure

To close proceedings and confirm the date of the next meeting as scheduled for Wednesday 22nd September 2021 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held at **TOWN HALL, Felixstowe**, on **Wednesday 18 August 2021** at **9.15am**

PRESENT: Cllr S Bird (Chairman) Cllr M Jepson
 Cllr A Smith Cllr M Morris
 Cllr S Bennett Cllr D Savage
 Cllr S Gallant (*via Zoom*) Cllr K Williams

OFFICERS: Mr A Tadjrishi (Town Clerk)
 Mrs S Morrison (Planning Administration Assistant) (*via Zoom*)
 Miss H Miles (Communications Apprentice)
 Mrs J Smith (Administration Assistant)

IN ATTENDANCE: Cllr M Deacon
 Mr J Bailey (Planning Consultant to Bloor Homes via Zoom)
 Mr C Phillips (Surveyor, East Suffolk Council via Zoom)
 3 Members of Public (1 in person / 2 via Zoom)

97. PUBLIC QUESTION TIME

The Chairman advised that he would invite any members of the public wishing to make representations on a particular application to do so immediately prior to the application being considered

98. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Gallant** and **Cllr S Wiles**.

Cllr Gallant attended via Zoom and, as such, did not participate in any vote during the meeting.

99. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
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)

100. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 4 August 2021 be confirmed as a true record.

101. PLANNING APPLICATIONS

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

In respect of application DC/21/3662/ARM below, Mr Bailey advised Committee that this was identical to application DC/21/1322/ARM and had been submitted to the planning authority to avoid the chance of the outline application expiring. A member of public drew attention to the congestion experienced along Walton High Street and the need for residents to park on street, which would be exacerbated by proposals to introduce two new bus stops and a pelican crossing close to the school. Cllr M Deacon echoed residents' concerns about the impact on Walton High Street and agreed that congestion at certain times required further evaluation.

A	DC/21/3662/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. Land North Of Walton High Street
<p>Committee understands that this application is identical to that submitted under DC/21/1322/ARM. Therefore Committee resubmits its original comments and recommends REFUSAL as follows:</p> <p>The proposals do not appear to have taken into account the updated planning policies in the Suffolk Coastal Local Plan.</p> <p>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 also expect to see a phasing drawing.</p> <p>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.</p> <p>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.</p> <p>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.</p>	

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. Since the initial ARM application in April, there have been significant local discussions between Felixstowe and Trimley councils and Suffolk County Council and East Suffolk Council in respect of the emerging walking and cycling strategy, and we would expect the planning authority to refer the applicant to this, making use of highway land between the Candlet Road roundabout and Cowpasture roundabout for a properly made route. We note that there still appears 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, 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 into consideration when assessing drainage plans for this site.

Further to the matters above, submitted in respect of DC/21/1322/ARM, we also have concerns on the clustering of pedestrian crossings, bus shelters and consequential loss of on-street parking proposed for Walton High Street.

B	<p>DC/21/3486/FUL Erection of buildings for use within Classes B2 and B8 together with access and servicing arrangements, vehicle parking, landscaping and associated works.</p> <p>Orwell Crossing Truck Stop A14 Nacton East Bound Nacton Heath Ipswich</p>
<p>Committee recommended REFUSAL.</p> <p>We share Suffolk County Council’s concerns as to whether this development would comply with SCLP9.6, specifically the applicant’s assertion that surface water discharge is not achievable on this site.</p> <p>Committee also had concerns over the lack of cycling and walking access in general and particularly in relation to access from the northern aspect via the rail crossing.</p> <p>Members were concerned about the environmental impact of the development and asked that more attention be given to the use of environmentally sustainable materials and the visual impact of the proposed building. We therefore feel that the proposals would be contrary to SCLP 11.1(a) and 11.1(c)ii and (c)v</p> <p>Committee also has severe concerns that the development of the wider site, as depicted by DC/17/4257/OUT, will result in the displacement of existing lorry parking and rest and refreshment facilities for HGV drivers.</p>	
C	<p>DC/21/2444/FUL Development of a 'beach village' area with 27 traditional wooden huts, accessible pods to hire and new public conveniences- plus movement of trim trail to new activity park area, comprising of three petanque rinks, table tennis tables and exercise space.</p> <p>Trim Trail And Volley Ball Area Sea Road</p>
<p>Committee recommended APPROVAL and welcome the amendments to mitigate the effects of wave wash at the Beach Village site. We would wish it to be confirmed that similar appropriate mitigation will be retained at the entrances to the promenade at the Trim Trail site.</p>	
D	<p>DC/21/1638/FUL Single storey wrap around extension</p> <p>17 Manwick Road</p>
<p>Committee recommended APPROVAL.</p>	

E	DC/21/3742/FUL Replacement roof to garage 44 Beatrice Avenue
Committee recommended. APPROVAL	
H	DC/21/3785/TCA In rear garden: Bay tree to be felled - tree is causing blockage of drains. Rowan tree to be field - tree is overhanging neighbour's garden and causing them problems with their garden. 85 Ranelagh Road
We regret the loss of the Rowan tree and question the reasons for the proposed felling. Otherwise, Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer	

102. 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.

103. CORRESPONDENCE

There was none.

104. CLOSURE

The meeting was closed at 11.56 am. It was noted that the next meeting was scheduled to take place on Wednesday 8th September at 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/21/3109/FUL 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. 24 Lansdowne Road
DC/21/2999/FUL Proposed change of use from financial services offices for use by the applicants only, to single dwelling house. 13 Quilter Road
DC/21/2916/FUL Two storey rear extension, single storey side extension to south elevation, garage conversion and side extension to north elevation, erection of front elevation porch and installation of new window to first floor south elevation with obscure glazing to 1.7m height. 9 Conway Clos
DC/21/2941/FUL Erection of new car port 1 The Old Dairy Victoria Street
DC/21/2588/FUL Change of use from a commercial therapy room back to residential. 106 Garrison Lane
DC/21/2522/FUL Demolition of existing cafe building & replacement with a new Greggs Pod building, with associated refuse area Petrol Filling Station Anzani Avenue
DC/21/1868/FUL Provision of 2no. replacement beach huts to seaward side of promenade used as tourist information point and concession. South Seafront And North East Of Pier Undercliff Road West
DC/21/2609/FUL Replace the existing White P.v.c.u. Tilt/Turn window in the bedroom with White P.v.c.u. casement type frames. There will be no Colour or, Material change just design in casement handing. The existing window has openers operating inwards, the proposed has the openers operating outwards. Flat 22 Undercliffe Wolsey Gardens
DC/21/3290/TPO 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 1 Cliff Court

Refused (and recommended for Refusal by this Committee):

DC/21/2844/FUL Retrospective Application- Installation of extraction ventilation equipment at take-away premises 67 Undercliff Road West
DC/21/3057/OUT Erection of bungalow Land Rear Of 108-114 High Road

Approved (and recommended for Refusal by this Committee): None

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