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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 26th January 2022** 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, which may be further affected by coronavirus guidance. 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
19 January 2022

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 12 January 2022 as a true record. **(Pages 4-9)**

5. **Planning Applications**

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

- a. **DC/22/0043/FUL** | Mixed use development of leisure/commercial and residential |
Adventure Golf Site Sea Road
Applicant: Family Amusement Ltd (SSAF) [Link to Documents](#)

- b. **DC/21/5699/FUL** | Erection of a three storey 66no. bed care home with associated works.
Land At Candlet Road
Applicant: Ms T Spencer, LNTCD [Link to Documents](#)

- c. **DC/21/5479/FUL** | Beach platform repairs & extension & the provision of 6 new beach hut sites
Beach Platform South Beach
Applicant: Ms L Hack, ESC [Link to Documents](#)

- d. **DC/21/5715/FUL** | Garage with family accommodation over, revised entrance wall, access and drive
Marsh End 283 Ferry Road
Applicant: Mr & Mrs M Turner [Link to Documents](#)

e. **DC/22/0117/FUL** | Replacement of four windows to first floor flat
4 Cardinals Court Queens Road
Applicant: Mr & Mrs J Ashdown [Link to Documents](#)

f. **DC/21/5331/FUL** | Retrospective planning permission sought for a fence at the bottom of our garden. The land at the back of the property is waste land so the height of the fence does not interfere with any other property. The initial letter from yourselves was written by Dominic Starkey and the reference is ENF/21/0406/DEV
110 High Road West
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 10)**

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 9th February 2022 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of a **PLANNING & ENVIRONMENT COMMITTEE MEETING** held at **TOWN HALL, Felixstowe**, on **Wednesday 12 January 2021** at **9.15am**

PRESENT: Cllr S Bird (Chairman) Cllr M Jepson
Cllr A Smith (Vice-Chairman) Cllr M Morris
Cllr S Bennett Cllr D Savage (to item 301p)

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

IN ATTENDANCE ONLINE: Cllr S Wiles (*via Zoom*)
11 Member of Public (*via Zoom*)

299. 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.

300. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Gallant, Cllr S Wiles and Cllr K Williams** gave apologies for absence requiring to attend to other business.

Cllr D Savage gave apologies in advance for having to leave at 12.00 to attend to other business.

301. 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)
Cllr S Bennett Cllr M Jepson Cllr A Smith	5a	Local Non-Pecuniary (as owners of beach huts in Felixstowe, unaffected by the application being considered)

302. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee meeting held on 15 December 2021** be confirmed as a true record.

303. 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 two members of the public on the following application. Objections on this application centred on the accessibility of the huts, the risk of erosion and land slilage, the proposed loss of beach huts from their heritage location at the Spa Pavilion and the impact of increased footfall in this area.

A	DC/21/5174/FUL Formation of 18 new beach hut sites for the proposed repositioning of existing beach huts from the spa Area Between Front Row Of Beach Huts At Golf Road Car Park Golf Road
<p>Committee recommended REFUSAL of this application. Whilst we recognise that under policy SCLP12.2 additional beach huts are not precluded at this location, we feel that the application is in contravention of that policy for the following two reasons: the policy states that beach huts should be kept below the level of the cliff;</p> <p>the area is described in the policy as being “characterised by the open green cliff top and undeveloped nature”, and we therefore feel that additional huts are not in compliance with that policy.</p> <p>We strongly object to the removal of trees at this location and question the figure of five trees quoted in the planning documents. We ask that this be clarified, as our examination of the block plan suggests that more than 5 will be required to be felled. We also recognise that these mature trees and their root systems contribution to the stability of the cliff at this location, which may be compromised should they be removed.</p> <p>We are also separately asking the East Suffolk Council Principal Trees and Landscape Officer to consider a Group TPO for this prominent and significant group of affected trees, and the small woodland at this location, which contributes to the character of the area. Therefore its overall impact and quality merits protection.</p> <p>We also believe that an additional 18 huts at this site will be intrusive on the open vista at this location.</p> <p>Furthermore, we also feel that this application does not comply with policy SCLP9.3, as any proposed development within 30m of the landward side of a vulnerable cliff requires a Coastal Erosion Vulnerability Assessment, which has not been submitted.</p>	

At 10.16am there was a 5 minute recess.

B	DC/21/5552/FUL Two storey & single storey extensions with attached garage 76 Links Avenue
Committee recommended APPROVAL.	

C	DC/21/5401/FUL Conversion of 3No Flats to Form 5No Flats 3 Undercliff Road West
<p>Committee recommended APPROVAL. However, we note with regret that the application documents makes no reference to the fact that application site is within the Felixstowe South Conservation Area. Also, with reference to the Flood Risk Assessment we have established by careful examination of the EA flood map that the building is in Flood Zone 2 and therefore the application is invalid without a Flood Risk Assessment. However, the circumstances of the property is such that the criteria on safety is satisfactory. .</p>	

D	DC/21/5454/FUL Single-storey rear extension to detached house. 244 Ferry Road
Committee recommended APPROVAL.	

E	DC/21/5539/FUL Demolition of conservatory and lobby. Erect single storey extension for lounge linked to kitchen area. Change windows to existing kitchen area and add door. Change windows to existing bathroom and 1st floor. Add Velux light to roof over hall/ toilet. 28 Links Avenue
Committee recommended APPROVAL.	

F	DC/21/5423/FUL Two Storey rear extension 108 Maidstone Road
Committee recommended APPROVAL.	

G	DC/21/5040/FUL To convert roof void into bedroom and ensuite 6 Harbour Villas The Ferry
Committee recommended APPROVAL.	

At this point 11.15am, Members agreed to extend the meeting.

H	DC/21/5579/FUL Installation of a new "Folded Roof" concept, comprising of aluminium cladding and associated works. Installation of new and replacement fascia signage.
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	Mcdonalds Restaurant Walton Avenue
Committee recommended APPROVAL.	

I	DC/21/5580/ADI Illuminated Advertisement Consent - Installation of 5no. fascia signs Mcdonalds Restaurant Walton Avenue
Committee recommended APPROVAL.	

J	DC/21/5627/FUL Replacement of front doors and glazed side panels either side of front doors to main entrance into Christ Church and replacement of a further single door further along the south west elevation of the church with new sealed double glazed aluminium units. Christ Church Felixstowe Grange Farm Avenue
Committee recommended APPROVAL.	

K	DC/21/5463/FUL New Garden Room. 8 College Green
<p>Committee recommended REFUSAL. We feel in terms of its overall height and massing in relation to the neighbouring gardens, this structure as built is contrary to SCLP 11.1 para. c) i and iii.</p> <p>Additionally, we believe that this is contrary to SCLP 11.2 a) privacy and overlooking and e), as it is particularly overbearing and intrusive to the neighbour at no.10. We also believe that, with the property being within the Conservation Area, a large overbearing structure of these dimensions is detrimental to the area and does not comply with 11.5 para. b) as it neither preserves nor enhances the Conservation Area, and para. d) which refers to retaining the open plan and settlement form.</p> <p>Furthermore, we recall that permitted development rights were removed for the entire College Green development, with a view to creating and preserving a particular character for the area, which we feel this proposal transgresses.</p>	

L	DC/21/5467/FUL Change of use from current retail use (old A1 designation we believe) to appropriate usage designation for retail of sales and drink in option. ie shop and wine bar 228 High Street Walton
Committee recommended APPROVAL.	

M	DC/21/5524/FUL Proposed porch and first floor balcony with ground floor side extension
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	18A Western Avenue
Committee recommended APPROVAL.	

N	DC/21/5668/FUL Replacement of two windows and one external door Flat 2 Seagull House 5A Hamilton Gardens
<p>Committee recommended APPROVAL. We have considered this application with regards to its location in the Conservation Area and have also given significant consideration to the ESC Historic Environment SPD para. 10.25 and 10.26.</p> <p>However, we consider that this application to be acceptable, particularly as other windows in this property have already been replaced with uPVC and these intended replacements are sympathetically designed facsimiles.</p>	

O	DC/21/5586/FUL Change of use to ground floor only from retail (Class E) to residential (Class C3) use. Shop 15 Langer Road
<p>Committee recommended APPROVAL We welcome the provision of a proper Flood Risk Assessment and are content that the risk has been appropriately mitigated. However, we note that the fact that this property is within the Conservation Area has not been recognised in the application.</p>	

At this point, 12.00pm, Cllr D Savage left the meeting.

P	DC/21/5485/FUL Proposed summer house and play equipment 28 Exeter Road
Committee recommended APPROVAL.	

Q	DC/21/5471/FUL A wooden pergola built on top of an existing concrete base at the end of rear garden of 2 Foxgrove Gardens. 2 Foxgrove Gardens
Committee recommended APPROVAL.	

304. DRAFT 30 YEAR TRANSPORT STRATEGY FOR THE EAST – CONSULTATION

The Clerk introduced the consultation document. The Committee agreed the following response to the consultation.

In order to support the stated aims for modal shift, Felixstowe Town Council requests greater investment towards improving rail freight capacity for

Felixstowe to Peterborough, critically at Ely, and towards improving cycling and walking networks and public transport to reduce private car use. In that context we notice that one core corridor is titled “Norfolk and Suffolk to Cambridge – Midlands – South-West”. We feel that this should have greater emphasis on rail routes to the north and north east, important destinations for rail freight.

Additionally, the document should place great emphasis on upgrading and further investment on the strategic Ipswich to Lowestoft route (A12).

305. PLANNING DECISIONS

RESOLVED that the decisions on planning applications by East Suffolk Council notified to the Town Council since the previous meeting be noted.

306. CORRESPONDENCE

None

307. CLOSURE

The meeting was closed at 12.35pm. It was noted that the next meeting was scheduled to take place on Wednesday 26th January 2022 at 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

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. Trim Train And Volley Ball Area Sea Road
DC/21/4223/FUL Change of use of golf driving range to stables, tack room/store and office/rest room, erection of agricultural store and construction of manege. Golf Driving Range Cowpasture Farm Gulpher Road
DC/21/5160/ADN Non Illuminated Advertisement - Replacement Holiday Park Entrance Signs Suffolk Sands Caravan Park Carr Road
DC/21/4931/FUL To convert boat shed to workshop and extend to provide shower/toilet and utilities facilities Knole Cottage Felixstowe Ferry
DC/21/5252/FUL First floor rear facing dormer to existing approved loft conversion - (REF: DC/21/2236/FUL - Approved: 25th June 2021) 24 Cliff Road
DC/21/5273/FUL Single storey rear extension 52 Quilter Road
DC/21/5088/FUL Construction of single storey rear and side extension 24 Church Road

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

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

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