

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at TOWN HALL, Felixstowe, on Wednesday 12 January 2022 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**

<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 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 slippage, the proposed loss of beach huts from their heritage location at the Spa Pavilion and the impact of increased footfall in this area.

<b>A</b>	<b>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</b>
<p><b>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;</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p> <p><b>We also believe that an additional 18 huts at this site will be intrusive on the open vista at this location.</b></p> <p><b>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.</b></p>	

At 10.16am there was a 5 minute recess.

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

<b>C</b>	<b>DC/21/5401/FUL</b>   Conversion of 3No Flats to Form 5No Flats <b>3 Undercliff Road West</b>
<b>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. .</b>	

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

<b>E</b>	<b>DC/21/5539/FUL</b>   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 1 <sup>st</sup> floor. Add Velux light to roof over hall/ toilet. <b>28 Links Avenue</b>
<b>Committee recommended APPROVAL.</b>	

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

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

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

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

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

<b>J</b>	<b>DC/21/5627/FUL</b>   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. <b>Christ Church Felixstowe Grange Farm Avenue</b>
<b>Committee recommended APPROVAL.</b>	

<b>K</b>	<b>DC/21/5463/FUL</b>   New Garden Room. <b>8 College Green</b>
<p><b>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.</b></p> <p><b>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.</b></p> <p><b>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.</b></p>	

<b>L</b>	<b>DC/21/5467/FUL</b>   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 <b>228 High Street Walton</b>
<b>Committee recommended APPROVAL.</b>	

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

<b>N</b>	<b>DC/21/5668/FUL</b>   Replacement of two windows and one external door <b>Flat 2 Seagull House 5A Hamilton Gardens</b>
<p><b>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.</b></p> <p><b>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.</b></p>	

<b>O</b>	<b>DC/21/5586/FUL</b>   Change of use to ground floor only from retail (Class E) to residential (Class C3) use. <b>Shop 15 Langer Road</b>
<p><b>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.</b></p>	

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

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

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

### **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).

**RESOLVED that the Clerk should submit the response on behalf of the Town Council.**

**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 26<sup>th</sup> January 2022 at 9.15am.

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Date: \_\_\_\_\_

Chairman: \_\_\_\_\_