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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 3 August 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.

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.



The Council kindly asks that anyone planning to attend the meeting in-person to consider car-sharing or low-carbon modes of transport to the Town Hall.

Ash Tadjrishi

Town Clerk

27 July 2022

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 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 20 July 2022 as a true record. **(Pages 5-8)**

5. **Planning Applications**

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

- a) **DC/22/2259/FUL** | Three houses with parking and amenity areas
Felixstowe And Suffolk Bowling Club St Edmunds Road
Applicant: Felixstowe and Suffolk Bowling Club St Edmunds Road
[Link to Documents](#)

- b) **DC/22/1292/FUL** | Demolition of existing building; Replacement building to be used for commercial use at ground floor and two residential units above.
2 Hamilton Road
Applicant: Mr M Kubot
[Link to Documents](#)

- c) **DC/22/2609/FUL** | Infill development consisting of 4No. one-bedroom flats and 3 No. two-bedroom flats (7No. flats in total) over four floors, inclusive of rooms in the roof. Conversion of laundrette to extend existing house of multiple occupation to create three additional en-suite bedrooms on the ground floor and relocate the kitchen to the upper ground floor with new lower TV room created. Resubmission following 3 year time elapse of application 19/3342.
5, 6, 8 And 10 Manning Road
Applicant: Mr E Ottley
[Link to Documents](#)

- d) **DC/22/2704/FUL** | Construction of single storey extension to front elevation and single storey extension to rear
18 Foxgrove Lane
Applicant: Mr & Mrs Holt [Link to Documents](#)
- e) **DC/22/2466/FUL** | Demolition and reconstruction of an office annex to Landguard Bungalow.
Wardens House, Office View Point Road
Applicant: Wardens House Office, View Point Road [Link to Documents](#)
- f) **DC/21/3854/FUL** | Retention and refurbishment of Riby House and sub division of Plot to create two additional dwellings
Riby House 9 Riby Road
Applicant: Mr Carpenter, Platinum Estate Mgt Ltd [Link to Documents](#)
- g) **DC/22/2685/VOC** | Variation of Condition No.5 of C07/0517 - Change of use from car sales to hand car wash business site - Sundays and Bank Holiday hours to be amended to 09.00 - 17.30.
Posh Car Wash At Langer Road Service Station Langer Road
Applicant: Mr F Richer [Link to Documents](#)
- h) **DC/22/2550/FUL** | Side extension
3 Riby Road
Applicant: Mr & Mrs J Carpenter [Link to Documents](#)
- i) **DC/22/2668/FUL** | Single storey flat roof rear extension
4 Fairfield Avenue
Applicant: Mr & Mrs Smith [Link to Documents](#)
- j) **DC/22/2898/TCA** | 1 No. Eucalyptus Tree in the rear garden to be re-pollarded. Pruning cuts made above previous.
30 Berners Road
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 9)**

7. SALC Survey on Planning Process

To consider the SALC Survey and decide on any response by the 12th August deadline. **(Page 10)**

8. Consultation on Proposed Diversion to Footpath 28

To consider and comments in support or objecting to the proposed diversion of Footpath 28 by the 19th August deadline. **(Page 11 & Appendix A)**

9. Correspondence

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the next meeting as scheduled for Wednesday 17th August 2022 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at TOWN HALL, Felixstowe, on Wednesday 20 July 2022 at 9.15am

PRESENT: Cllr S Bird (Chairman) Cllr M Morris
Cllr A Smith (Vice-Chairman) Cllr D Savage
Cllr M Jepson

OFFICERS: Mr A Tadjrishi (Town Clerk)
Mrs J Smith (Administration Assistant)

IN ATTENDANCE: 3 members of the public
2 members of the public (*via Zoom*)

118. PUBLIC QUESTION TIME

The Chairman advised that he would invite representations from members of the public immediately prior to debate on specific applications.

119. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Bennett, Cllr S Gallant, Cllr S Wiles** and **Cllr K Williams**.

120. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr M Jepson	All	Non-Pecuniary (as Members of East Suffolk Council)
Cllr S Bird	All	Non-Pecuniary (as a Member of Suffolk County Council)

121. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 6 July 2022 be confirmed as a true record.

122. PLANNING APPLICATIONS

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

Committee heard from members of the public on application A, below. Objections to the proposal centred on overshadowing, loss of daylight, noise, pollution, disturbance, infill, layout and density. Members of the public also expressed concerns that the proposals were not in keeping with the street scene and the potential for overlooking from Lynwood Avenue.

A	<p>DC/22/2547/OUT Outline Application (All Matters Reserved) - Demolition of two flats, construction of two houses and two bungalows, new access with existing access stopped up. 29 High Road East</p>
<p>Committee recommended REFUSAL. We have considered the application in terms of it being an outline application only, for the principle of 4 properties on this site. In that regard, we consider the proposal is contrary to SCLP 5.7, para. a) four properties on this site which is currently only occupied by two flats will harm the character of the area in terms of this intensification. Furthermore, we believe it is contrary to SCLP 5.7 para. b). We feel that four properties on this site would not relate well in terms of scale to the surrounding area and would therefore be detrimental to the amenity of adjacent properties in High Road East and Lynwood Avenue.</p>	
B	<p>DC/22/2351/FUL Change of use from 7-8 bed house in multiple occupation (HMO) (staff accommodation) (sui generis) to 7-8 bed house in multiple occupation (HMO) (sui generis) Kerensa 20 Manning Road</p>
<p>Committee recommended APPROVAL.</p>	
C	<p>DC/22/2354/FUL Two storey rear extension and porch extension. 1 Chaucer Road</p>
<p>Committee recommended APPROVAL.</p>	
D	<p>DC/22/2470/FUL Single storey rear extension 43 Exeter Road</p>
<p>Committee recommended APPROVAL.</p>	
E	<p>DC/22/2352/FUL Rear extension, new garden store, juliet balcony 8 Pretyman Road</p>
<p>Committee recommended APPROVAL. We noted that on the planning portal the drawings listed under ‘proposed elevations’ are duplication of the existing elevations, therefore members of the public will not have been able to consider the impact of this application.</p>	

F	DC/22/2413/FUL Front extension 34 Dovedale
<p>Committee recommended APPROVAL. We have considered the comment from the neighbour with regards to the boundary but do not consider this to be a planning matter.</p>	

G	DC/22/2507/FUL Single storey rear extension 2 Sunningdale Drive
<p>Committee recommended APPROVAL.</p>	

H	DC/22/2494/FUL Two storey and single storey extensions with attached garage 76 Links Avenue
<p>Committee recommended APPROVAL.</p>	

I	DC/22/1955/FUL Erection of two-bedroom house on plot next to terraced dwellings. 19 Margaret Street
<p>Committee carefully considered this new application, however we note that it only differs from the previous application in terms of the orientation of the front door of the front elevation. Our previous views therefore remain and we recommend REFUSAL.</p> <p>Whilst we greatly welcome redevelopment of this untidy and unattractive site, which is detrimental to the amenity of the neighbourhood. We recommend refusal of this specific design due to the rear first floor element leading to substantial loss of light to the windows of No.17. We therefore feel that this is contrary to SPG16 and SCLP11.2 para. (c).</p> <p>This does not conform to the widespread pattern of Victorian terraced housing where the rear of the first floor is reduced in width allowing light to the adjacent property's ground floor, we therefore suggest that this is contrary to the character of the current area in that respect.</p>	

J	DC/22/2536/FUL Change of use from Class C3 (residential dwelling house) to Class C2 (residential children's home for 2 children) 6 York Road
<p>Committee recommended APPROVAL.</p>	

123. PLANNING DECISIONS

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

124. CORRESPONDENCE

Committee NOTED the following correspondence:

- i. Persimmons for a site visit to Trelawney Place.**
The revised date of Thursday 28th July at 10.00 was noted. The Clerk would advise all Member of details once finalised.
- ii. Street Naming - Bloor Homes development**
Noted that Bloors had, in place of some names that had previously been rejected, suggested alternative road names based on the theme of seaplanes. Members supported the new suggestions and the Clerk agreed to confirm this with Bloor Homes.
- iii. SCC Rights of Way and Access Team – Notification of TTRO**
Noted that Footpath 08 from Westmorland Road would be closed for 80m westbound from 22nd – 31st August to enable Anglian Water to carry out a water main replacement.
- iv. SALC Survey on Planning Process**
Members noted that SALC were seeking feedback from town and parish councils in Suffolk on the local planning process. It was agreed that Cllr Smith would prepare a draft response for consideration by the Committee as an agenda item at the next meeting.

125. CLOSURE

The meeting was closed at 11.18am. It was noted that the next meeting was scheduled to take place on Wednesday 3 August 2022 at 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/22/2060/FUL Construction of a single storey extension to provide larger kitchen for dining area. To provide utility room and toilet with entrance hallway. 14 Mill Lane
DC/22/2207/FUL External alterations to the existing Lidl foodstore to accommodate a new Deposit Return Scheme (DRS) facility, minor car park reconfiguration and other associated works at Lidl. Lidl Ltd Haven Exchange South
DC/22/1903/FUL Placement of shipping container for food bank supplies into a rear enclosed unused garden of the church. We run a fortnightly pop up food bank, serving approx 80-100 people of limited means. In the church we have outgrown the building for storage, a container has been purchased and donated to the church for this use. Christ Church Felixstowe Grange Farm Avenue
DC/22/1892/FUL Construction of an annexe. Guitarlodge 165 Grange Road
DC/22/2007/FUL Rear extension. 14A Quilter Road
DC/22/2066/VOC Variation of Condition No.2 of DC/19/4513/FUL - Two dwellings - Alteration to previously approved drawings - The purpose being to submit a phasing plan to allow the planning permission to be implemented, and the plots to be developed in stages thus allowing the CIL payments to be staged also. Land To Rear Of 49-53 High Road East
DC/22/1371/FUL The property is a 2nd floor flat. It is proposed to replace all 3 existing brown stained softwood windows and one bay window with brown UPVC windows and bay windows to similar opening pattern and style 79 Capel Drive
DC/22/2011/FUL Single storey rear extension 85 Gainsborough Road
DC/22/1824/FUL Single storey extension to kitchen at rear of property 24 High Road East
DC/22/2394/TCA 1no. Horse chestnut (T1 on plan) Crown reduce by up to 4 metres to previous reduction points. Day Nursery Convent Of Jesus And Mary 61 63 Orwell 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

AGENDA ITEM 7: SALC SURVEY ON PLANNING PROCESS

From SALC:

Part of SALC's role is to find ways to help our members where there are areas of common concern and across SALC networks and forums the topic of planning continues to be a regular item for discussion and the cause of frustration is often linked to the processes involved.

Over recent months we have been helping coordinate and bring a focus to planning issues highlighted at our East Area forums. The work has involved SALC facilitating a working party to help identify common themes and consider ways we can gather information that will demonstrate impact and trends.

SALC are completely neutral in this exercise and this enables us to communicate on behalf of the sector with both local and national stakeholders which includes local planning authorities.

What we would like you to do:

Please find below a link to the planning process survey designed by a working group of councillors and facilitated by SALC.

[ACCESS THE SURVEY USING THIS LINK](#)

We want to encourage all parishes to complete this survey and we hope that by giving you advance notice a few weeks ago has allowed your council to consider who is best placed to complete it. This can be clerks, officers or councillors who are involved in the planning process.

Please note the timetable for completion – by 5pm on Friday 12th August. This allows the working group to meet shortly afterwards to review the results. The analysis will be shared with councils who took part in the survey and thereafter generally across the network through SALC's normal channels.

At Committee's direction, a draft response to the Survey is being prepared by Cllr A Smith for consideration prior to submitting the Town Council's reply.

Committee is requested to consider the SALC Survey and decide on any response it deems appropriate.

AGENDA ITEM 8: CONSULTATION ON PROPOSED DIVERSION TO FOOTPATH 28

Proposed Diversion of Part of Felixstowe Public Footpath No. 28 – Town and Country Planning Act 1990 Section 257

East Suffolk Council is administering an application to divert part of Felixstowe Public Footpath No 28 as shown on the attached consultation map. The decision to make any public path order as a result of this application rests solely with East Suffolk Council, as does responsibility for the overall administration of the application.

The application has been submitted under Section 257 of the Town and Country Planning Act 1990 to enable development to take place in accordance with planning permissions DC/16/2778/OUT and DC/21/1322/ARM. The definitive route of Footpath No 28 runs from Candlet Road in the north, to High Street in the south across the development site. Footpath No 28 will be obstructed by thirteen residential properties and their associated boundary treatments, garages and driveways. The effect of the proposed development on the footpath is shown on attached Drawing No. EA165-EN602 Revision C. The existing route is shown in red with the proposed diversion route in blue.

The new footpath will be 3.5 metres wide throughout and will be surfaced to adoptable standards with tarmac. There will be a signalised crossing at the southern end, between points D and E, just north of High Street. Two pedestrian crossings will be provided at points F and G and the removal of the steps at point H, on the south side of Candlet Road.

Consultees should contact Jason Evans (Bloor Homes) on 01284 752295 for an appointment to inspect the proposed route. The present route may also be temporarily closed and an alternative route provided during the initial construction works.

ESC is currently consulting the Town Council, District and County Councillors and the user groups on the proposal. Comments on the proposal are sought by 19th August 2022 at the latest. Please note that the comments cannot be treated as confidential and may be inspected by interested parties. For further information please refer to East Suffolk Council's Rights of Way Privacy Notice which can be viewed online at <http://www.eastsuffolk.gov.uk/assets/Your-Council/Access-to-Information/Privacy-Notices/Rights-of-Way-Privacy-Notice.pdf>

Associated documents are at **Appendix A**.

Committee is therefore requested to consider what, if any, comments it wishes to make in support or objecting to the proposal.