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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 19 October 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

12 September 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 5 October 2022 as a true record. **(Pages 4-6)**

5. **Planning Applications**

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

- a) **DC/22/3743/VOC** | Variation of Condition 2 and 3 of DC/19/0042/FUL - Substitute approved drawing 4470-PL1 Rev A with proposed drawing 4470-PL1 Rev B to accommodate site connectivity with site immediately adjacent to the north-west.

Former Routemaster Hotel And Offices Walton Avenue

Applicant: Melstar Ltd

[Link to Documents](#)

- b) **DC/22/3693/FUL** | Placement of a shipping container into the corner of our car park, still allowing for parking 17 cars, with the requirement to be at least 15. This is to provide additional storage facilities for our fortnightly pop up food bank that is run in the main church building. The food bank provides essential supplies and food to approx 80 - 100 people in the local area of limited means. A container has been purchased and donated to the church for this use.

Christ Church Felixstowe Grange Farm Avenue

Applicant: Mr A Chenery

[Link to Documents](#)

- c) **DC/22/3565/FUL** | Engineering works to form earth banked, concrete lined open silage clamps with ancillary hard standings
Gulpher Farm Gulpher Road
Applicant: Mr J Adams [Link to Documents](#)
- d) **DC/22/3593/FUL** | Erection of new agricultural dairy cattle building (CALVES) and erection of a new feed store building
Gulpher Farm Gulpher Road
Applicant: Mr J Adams [Link to Documents](#)
- e) **DC/22/3616/FUL** | Erection of new agricultural dairy cattle building following demolition of existing open silage clamp
Gulpher Farm Gulpher Road
Applicant: Mr J Adams [Link to Documents](#)
- f) **DC/22/3617/FUL** | Erection of new agricultural dairy cattle building following demolition of existing cubicle housing
Gulpher Farm Gulpher Road
Applicant: Mr J Adams [Link to Documents](#)
- g) **DC/22/3788/FUL** | Existing flat roof converted to pitched roof on the side of the main dwelling, Front door reinstated to central location on dwelling with canopy over the top, existing garage demolished and new one erected further back. All windows replaced and various other internal changes.
40 St Georges Road
Applicant: Mr T Grant [Link to Documents](#)
- h) **DC/22/3858/FUL** | Detached gym and storage building.
June Cottage 72 Brook Lane
Applicant: Mr & Mrs G Davies [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 7)**

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 2nd November 2022 at 9.15am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES
MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 5 October 2022 at 9.15am

PRESENT: Cllr S Bird (Chairman) Cllr M Jepson
 Cllr S Bennett Cllr M Morris
 Cllr S Gallant Cllr D Savage

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

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

200. PUBLIC QUESTION TIME

None

201. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr A Smith, Cllr S Wiles** and **Cllr K Williams**.

202. 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 Members of Suffolk County Council)

203. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee meeting held on 28 September 2022 be confirmed as a true record.**

204. PLANNING APPLICATIONS

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

A	DC/22/3604/VLA Variation of Legal Agreement of DC/15/1128/OUT - Application for Outline Planning Permission for up to 560 dwellings, including a Local Community Centre, a 60 Bedroom extra Care Home and 50 Assisted Living Units, 2 small Business Units and open space provision with associated Infrastructure. Land At Candlet Road
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Committee recommended APPROVAL. We welcome this increase to the number of affordable homes on the site.	
B	DC/21/3418/FUL Conversion of the existing garage into a one-bedroom studio Land Adjacent To 4 High Road East
Committee recommended APPROVAL.	
C	DC/22/3531/FUL Flat roof single storey rear/side extension 93 Mill Lane
Committee recommended APPROVAL.	
D	DC/22/3651/FUL Demolish conservatory, erect single storey rear extension, convert garage into study and ensuite. Remove flat roof to existing garage, provide pitched lean-to. Enlarge existing vehicular parking in front garden, erect balcony to 1st floor rear bedroom 16 Colneis Road
Committee recommended APPROVAL.	
E	DC/22/3339/FUL Addition of solar panels to south facing roof slope 1 The Churchmans Undercliff Road East
Committee recommended REFUSAL. Whilst we acknowledge the environmental benefit of solar panels, we have paid regard to the fact that this property is within the Conservation Area and additionally to the fact that the proposed solar panels will be visible from the public realm. We feel that these proposed panels will have a detrimental affect on the appearance of the Conservation Area and this row of buildings which were designed to complement the adjacent significant historical building. We therefore feel that this application is contrary to SCLP11.5 a), b), c) and e).	
F	DC/22/3646/TPO W1 of TPO No. 195 / 2006 2no. Sweet chestnut (T1 and T2 on plan) - Reduce in height to half of existing height 71 Tower Road
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

205. PLANNING DECISIONS

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

206. HEALTHY ENVIRONMENTS SUPPLEMENTARY PLANNING DOCUMENT

Committee considered the consultation. Members felt that the scope and content of the SPD, to which this initial consultation was focused, would be relevant and of interest to all Councillors given that it would inform to how developments could support community health and wellbeing.

RESOLVED that the Clerk should forward the consultation to all Felixstowe Town Councillors, inviting them to respond individually to East Suffolk Council.

207. CORRESPONDENCE

None.

208. CLOSURE

The meeting was closed at 10.28am. It was noted that the next meeting was scheduled to take place on Wednesday 19 October 2022 at 9.15am.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/22/2550/FUL Side extension and provision of raised decking in rear garden. 3 Riby Road
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DC/22/3024/FUL To Replace Existing Wooded Front Door With UPVC 12 Red Hall Court

DC/22/2723/FUL Clad the external walls with "Arctic White" Hardie Plank The Chase 31 Manor Terrace

Refused (and recommended for Refusal by this Committee):

DC/22/1659/FUL Dormer loft conversion including Juliet balcony and metal railings, installation of 2 no. roof windows to the front elevation and 2 no. windows to the rear elevation. 6 Orford Road
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Approved (and recommended for Refusal by this Committee): None

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

Withdrawn

DC/22/0043/FUL Mixed use development of leisure/commercial and residential Fantasia Golf Sea Road
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DC/22/0490/FUL Retrospective Application - Erection of salon and toilet. Port Light Ferry Road Felixstowe Ferry
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