

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 19 April 2023 at 9.15am**

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

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

IN ATTENDANCE: 3 members of the public (1 via Zoom).

509. PUBLIC QUESTION TIME

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

510. APOLOGIES FOR ABSENCE

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

511. DECLARATIONS OF INTEREST

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

512. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 5 April 2023 be confirmed as a true record.

513. 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 a member of the public on application (I) below. Concerns centred on privacy, overlooking and the consequential impact on residential amenity of the neighbours.

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| A | <p>DC/23/1144/FUL Construction of a 2 Storey Dwelling, Resubmission of approved application DC/15/3519/FUL and subsequent change of condition application DC/17/0638/VOC 40 King Street Felixstowe Sea Front Martello Park</p> |
| <p>Committee recommended APPROVAL.</p> | |
| B | <p>DC/23/1294/FUL Construction of a two storey side extension 19 Penfold Road</p> |
| <p>Committee recommended REFUSAL. Currently it is a three-bedroomed property with two or possibly three off-road car parking spaces. The proposed application would convert this to a four-bedroom property SCC parking standards would require this to then have three parking spaces. The property will now only have one parking space. Penfold Road is a busy town centre street where parking is at a premium. Therefore, this proposal will have unacceptable and detrimental impact on parking at this location.</p> <p>Additionally, we believe that the proposed extension will cause loss of light to side windows of the neighbouring property and is therefore contrary to SCLP 11.2 para. (c).</p> | |
| C | <p>DC/22/1955/FUL Erection of two-bedroom house on plot next to terraced dwellings. 19 Margaret Street</p> |
| <p>Committee recommended REFUSAL of this application, which is substantially the same as previous applications for this site, which Committee also objected to. We remain of the view that we welcome redevelopment of this site, however, this proposal will have a detrimental impact on neighbour amenity caused by the proposed rear first floor element, resulting in substantial loss of light to the windows at no. 17. We therefore feel that this is contrary to SPG16 and SCLP11.2 para. (c). The applicant's own submitted documents confirm that this would have a major adverse impact on the neighbouring property's ground floor kitchen windows.</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> | |
| D | <p>DC/23/1389/FUL Extensions and alterations, including alterations to existing vehicular access 106 Garrison Lane</p> |
| <p>Committee recommended APPROVAL.</p> | |

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| E | DC/23/1378/FUL Two storey side extension with detached garage 11A Arwela Road |
| Committee recommended APPROVAL. However, we note that the proposal is to create a self-contained annexe. We would therefore ask that this be conditioned that its use remains ancillary to the host property. | |
| F | DC/23/1420/FUL Extend property to front enlarging kitchen. Extend to rear for large lounge/family room. Remove flat roof to porch and provide double pitched roof covering kitchen extension. Enlarge skylight to utility. 20 Roman Way |
| Committee recommended APPROVAL. | |
| G | DC/23/1345/FUL Demolish 'open' porch. Erect larger 'enclosed' porch with shower / toilet. Change windows to bedrooms and dining / lounge and rebuild south elevation gable wall. Render and colour magnolia to south and east elevation walls. 1 Rosemary Avenue |
| Committee recommended APPROVAL. | |
| H | DC/23/1304/FUL Replacement balcony, patio, railings and access The Lodge South Hill |
| Committee recommended APPROVAL. | |
| I | DC/23/1346/FUL First floor balcony to existing dwelling and additional flat room dorma. 95 Western Avenue |
| <p>Committee recommended REFUSAL. We believe it is in contravention of SCLP11.1 in relation to design quality, specifically para. (a) which refers to supporting inclusive design environments and para. (c) i and ii in terms of character and layout.</p> <p>We feel that the design of this balcony, suspended on prominent poles, is not complementary or attractive in this prominent location and contravenes SCLP 11.2 in terms of residential amenity, specifically para. (a) privacy and overlooking, (b) outlook and (d) noise and disturbance.</p> <p>Whilst this balcony could be deemed to be in a front garden of the host property it will cause unacceptable overlooking to the rear gardens of 14 Norman Close and 86 Western Avenue. Additionally, we understand that the resident at 29 Cliff Road uses their front garden for amenity purposes and would be unacceptably overlooked.</p> <p>Should this application be approved, we would ask that both side panels are frosted and raised to head height.</p> | |

514. PLANNING DECISIONS

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

515. CORRESPONDENCE

Committee NOTED the following correspondence:

i. Planning Appeal Notification - AP/23/0015/REFUSE.

Notification of an appeal made to the Secretary of State against the decision of East Suffolk Council to refuse planning permission for Retrospective Application for a previously built ancillary annex adjoined to applicants workshop at Journeys End, Marsh Lane, DC/22/3931/FUL.

516. CLOSURE

The meeting was closed at 10.51am. It was noted that the next meeting was scheduled to take place on Wednesday 3 May 2023 at 9.15am.

Date: _____

Chairman: _____