



## 80. PLANNING APPLICATIONS

Committee considered the following planning applications received since the last meeting and **RESOLVED** to submit the following observations to East Suffolk Council, the order was rearranged to suit attendees and attendance of the Suffolk Day flag raising event :

Committee noted the presentation from beach hut owners with regard to the heritage value of the beach huts and heard with interest of their intent to develop heritage boards reflecting the history of beach huts in Felixstowe, and heritage colours for the painting of the 14 beach huts.

<b>A</b>	<b>DC/23/2089/FUL</b>   Relocate removed earlier 14 huts from promenade into new location between shelter building and spa pavilion area. The wooden platforms will be erected on the beach next to the promenade. <b>14 Beach Huts Undercliff Road West</b>
<b>Committee recommended APPROVAL. We are satisfied that this application is policy compliant, specifically in relation to SCLP 12.14 which supports tourist related uses in this location. This approval would be subject to East Suffolk Council granting the necessary licenses for these huts and their being satisfied as to the safety requirements of the installation of the huts.</b>	

At direction of the Chairman, item C below was moved up the agenda to be considered. Committee noted the neighbour concerns with regard to the height and mass and overlooking from the proposed block of flats.

At 10.05am Cllr S Bennett arrived.

<b>C</b>	<b>DC/23/1986/FUL</b>   Demolition of existing garages and erection of 6 flats with associated external works and access <b>Glenfield Court Glenfield Avenue</b>
<b>Committee recommended REFUSAL. Whilst we are not against the provision of more smaller residential units in principle, Committee have strong objections to this particular scheme. We believe it will result in totally unacceptable overlooking and loss of outlook for several residential properties in High Road West, Glenfield Avenue and Fairfield Avenue. This proposal is for a three storey building which at its closest is only 2 metres away from a boundary in High Rd West and 1 metre away from a boundary in Glenfield Avenue, the properties concerned will either have overlooking from at least four new flats or will be looking onto a three storey blank wall. We therefore feel that this application is contrary to SCLP11.2 paragraph a, b and e. Furthermore, whilst we accept that the SCC parking guidance is not mandatory we feel the introduction of 6 additional residential units in this location with no parking provision is unacceptable.</b>	

<b>F</b>	<b>DC/23/2291/TCA</b>   1no. Oak (marked on plan) - Reduce to a single standing stem <b>109 Undercliff Road West</b>
<b>Committee OBJECT to the work proposed on this tree, we believe it has been misnamed as a Holm Oak and understand that it is a Bay tree we therefore feel that this undermines and negates the reasons given for the work proposed. Subject to the guidance of the East Suffolk Council's Arboricultural Officer.</b>	

The meeting was adjourned at 10.50, Cllr S Wiles left the meeting to attend to other business. The meeting was readjourned at 11.28 due to attendance of members at the Suffolk Day flag raising event.

<b>B</b>	<b>DC/21/3486/FUL</b>   Erection of 1no. warehouse (Class B8) together with access and servicing arrangements, vehicle parking, landscaping and associated works <b>Orwell Crossing Truck Stop A14 Nacton East Bound Nacton Heath Ipswich</b>
<b>Committee recommended APPROVAL. We welcome this revised and reduced scheme which we understand now allows for a potential HGV facility on this site which previously was not possible. In addition we fully support the comments from Network Rail regarding a pedestrian and cycle access from Felixstowe Road. We would therefore ask that any approval be conditioned that the developer provides the necessary pedestrian/cycle bridge over the railway line providing a safe pedestrian/cycle route.</b>	

<b>D</b>	<b>DC/23/2045/FUL</b>   Renovation of existing detached 1970s building with replacement of UPVC windows and conversion of garage to studio/bedroom <b>34 Maybush Lane</b>
<b>Committee recommended REFUSAL. We do not object in principle to the conversion of the garage to habitable rooms, we are satisfied that the property will still have sufficient parking space and we find the window replacement to be acceptable. However, the proposed design incorporating a mono pitched roof and the 4.5 m high ridge which will extend for 5 m will cause unacceptable loss of light to the neighbour both in terms of rooms within their property and their rear amenity space. We therefore feel that this application is contrary to SCLP 11.2 para a, b and c.</b>	

<b>E</b>	<b>DC/23/0528/FUL</b>   Retrospective Application - Change of use of land to garden curtilage. <b>16 Manwick Road</b>
<b>Committee recommended REFUSAL. We understand that a number of neighbouring properties have had longstanding free access to their rear amenity spaces via this rear cartway. If this development were to be</b>	

**allowed, it prevents that access from both ends of the cartway and could set a precedent for other properties to do the same, which would result in total loss of access for some or all properties. We therefore feel this proposal is contrary to SCLP 11.1 para e.**

Members requested that East Suffolk Council's Arboricultural Officer be invited to attend a future Planning & Environment Committee meeting to give some clarification for Members on tree applications.

**81. PLANNING DECISIONS**

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

**82. CORRESPONDENCE**

Members considered dates for a site tour of Candlet Road development Phase 2. The Planning Assistant will let Persimmon Homes know that the best date for the tour would be Friday 28 July and PPE would be required, steel cap boots will hopefully be sourced in-house by members of P&E.

It was confirmed that DC/23/3182/ARM – Land North of Candlet Road Phase 2 has just been published and will be part of the applications for the Planning and Environment Agenda for 5 July.

**83. CLOSURE**

The meeting was closed at 12.58 pm. It was noted that the next meeting was scheduled to take place on Wednesday 5 July 2023 at 9.15am.

---

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

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