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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 M Morris (Vice Chairman)  
Cllr N Barber  
Cllr S Bennett

Cllr J Candy  
Cllr A Folley  
Cllr C Franklin  
Cllr S Wiles

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at **TOWN HALL, FELIXSTOWE**, on **Wednesday 29 November 2023** 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. If you wish to attend in person, please email [townclerk@felixstowe.gov.uk](mailto:townclerk@felixstowe.gov.uk) to confirm capacity.*

**Public are very welcome join via Zoom using the following link:**

<https://us02web.zoom.us/j/82892513980>

Our online meeting guidance can be found here: <https://felixstowe.gov.uk/wp-content/uploads/2022/02/Remote-Meeting-Guidelines.pdf>

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  
22 November 2023

## 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, other registerable or non-registerable interest.

### 4. Confirmation of Minutes

To confirm the Minutes of the Planning & Environment Committee meeting held on 19 November 2023 as a true record. **(Pages 4-7)**

### 5. Planning Applications

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

- a) **DC/23/4433/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](#)
- b) **DC/23/2089/FUL** | The reinstatement of 14 beach huts, previously sited on the promenade, and the erection of associated wooden platforms located on the beach between the shelter and Spa Pavilion.  
**14 Beach Huts Undercliff Road West**  
Applicant: Mr C Strang [Link to Documents](#)
- c) **DC/23/4351/FUL** | Construction of single storey rear extension and cladding to the front elevation and demolition of existing side/utility extension  
**20A Lynwood Avenue**  
Applicant: Mr and Mrs S Merrigan [Link to Documents](#)
- d) **DC/23/4427/FUL** | To change current wooden windows to upvc  
**Flat 1 South Beach Mansion Bent Hill**  
Applicant: Mrs N Casey [Link to Documents](#)

- e) **DC/23/4411/TCA | 5no. Leylandii (marked on plan) - Fell  
The Cottage Martello Lane**  
Appellant: Mr P Baskerville [Link to Document](#)
6. **Draft Healthy Environments and Draft Rural Development Supplementary**  
The Healthy Environments SPD provides guidance that will support the delivery of healthy built environments. The Rural Development SPD provides guidance on a broad range of rural issues and topics. Consultation starts on Wednesday 15 November and the **deadline for comments is 5pm on Wednesday 10 January 2024.** (Page 8)
7. **Areas of Outstanding Natural Beauty renamed National Landscapes**  
To note the that, from Wednesday 22<sup>nd</sup> November, all Areas of Outstanding Natural Beauty (AONBs) nationwide were renamed National Landscapes. (Page 9 and Appendix A)
8. **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 10)
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 13<sup>th</sup> December 2023 at 9.15am.



## 290. PLANNING APPLICATIONS

Committee heard from the applicant in respect of application A below, confirming their intended hours of operation.

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

<b>A</b>	<b>DC/23/4205/VOC</b>   Variation of Condition No. 2 of DC/17/2047/COU - Changing a shop usage from A1 to A3 with take out hot drinks and to put tables and chairs to the front of the shop - Alteration to opening hours - The use hereby permitted shall only take place between the hours of 0800am and 0000am on Sun-Thur, and 0800am and 0100am on Fridays and Saturdays <b>187 Hamilton Road</b>
<b>Committee recommended APPROVAL.</b>	
<b>B</b>	<b>DC/23/4170/FUL</b>   Siting of InPost Parcel Locker <b>221 High Street Walton</b>
<b>Committee recommended REFUSAL. Whilst in principle we understand the merits of this type of facility, Committee had serious concerns relating to highway and pedestrian safety. We recognise that this is a very busy road and that this facility has been located in an area where loading is not permitted and its use will obstruct the bus stop.</b>  <b>We believe that the traffic movements relating to its use, both in terms of deliveries and customer collections, will have an unacceptable impact on highways safety. We also have concerns that, whilst the facility is not located on the pedestrian footway, customers using it will inhibit the use of the footway by pedestrians.</b>  <b>We therefore feel that this application is contrary to NPPF para. 111 and SCLP11.1 para. f.</b>	
<b>C</b>	<b>DC/23/4140/OUT</b>   Outline Application (All matters reserved) - Construction of 1 No.1 bed dwelling. <b>Land Adjacent 130 Mill Lane</b>
<b>Committee recommended APPROVAL.</b>	
<b>D</b>	<b>DC/23/4092/OUT</b>   Outline Application (All Matters Reserved) - of garden and erection of detached self-build Subdivision dwelling and creation of new vehicular access. <b>Field Cottage Marsh Lane</b>

**Committee recommended APPROVAL in principle, subject to any Reserved Matters application stipulating the minimal loss of vegetation on the site, in creating the vehicular access.**

<b>E</b>	<b>DC/23/4262/FUL   Two storey front extension with ground floor rear extension 9 Westmorland Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>F</b>	<b>DC/23/4165/FUL   Single storey rear extension 20 St Georges Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>G</b>	<b>DC/23/4198/FUL   Rear extension and new garage 13 Goyfield Avenue</b>
<b>Committee recommended APPROVAL.</b>	

<b>H</b>	<b>DC/23/3974/FUL   First Floor Rear Extension 16 Arwela Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>I</b>	<b>DC/23/4096/FUL   Install conservatory to the rear of the property 83 Stables Road</b>
<b>Committee recommended APPROVAL.</b>	

<b>J</b>	<b>DC/23/4132/TCA   1no. Conifer (in back garden of 32 Undercliff Road West) - Fell 32 Undercliff Road West</b>
<b>Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.</b>	
<b>Committee noted the applicant's intention to replace the tree with a species more appropriate to the location and would seek assurance that this will be implemented.</b>	

## **291. CONSULTATION OF EAST SUFFOLK COUNCIL'S TRADING POLICY**

Committee considered the consultation on East Suffolk Council's Trading Policy.

Members noted that the proposal was to introduce a policy whereby the district just has prohibited streets where no street trading can take place at all.

**Committee welcomed the proposal.**

## **292. PLANNING DECISIONS**

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

## **293. CORRESPONDENCE**

**Committee NOTED the following correspondence:**

- i) Appeal in respect of DC/21/1402/FUL - 2 Blyford Way  
**Noted that an appeal had been made to the Secretary of State against the decision of East Suffolk Council to refuse planning permission for the construction of a fence around the front of the property.**
  
- ii) Draft Healthy Environments and Draft Rural Development Supplementary Planning Documents  
**Noted that East Suffolk Council was consulting on the above draft SPDs, with deadline for comments being 10 January 2024. The Clerk advised that these would be brought to the next Committee meeting for formal consideration.**

## **294. CLOSURE**

The meeting was closed at 11.18am It was noted that the next meeting was scheduled to take place on Wednesday 29 November 2023 at 9.15am.

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## **Item 6: Draft Healthy Environments and Draft Rural Development Supplementary Planning Documents**

Following ESC's initial consultations (Healthy Environments, 26 September – 7 November 2022 and Rural Development, 1 February - 15 March 2023), drafts of both Supplementary Planning Documents have been prepared and are now out for consultation.

ESC would like to know what you think of the content of the documents. The Healthy Environments SPD provides guidance that will support the delivery of healthy built environments. The main chapters/essential elements are:

- Chapter 2. Green infrastructure, including green open space, outdoor sports/recreation facilities, sustainable drainage systems (SuDS), trees and landscaping, green routes, play provision, and Suitable Alternative Natural Greenspace (SANG).
- Chapter 3. Active travel infrastructure and streets, including the use of dementia-friendly design principles in the design of spaces in the public realm.
- Chapter 4. Healthy homes, schools and workplaces, including dementia-friendly design and tenure blind design principles at building and plot level.
- Chapter 5. Healthy centres and community facilities that meet community needs.

This document supports the implementation of the East Suffolk Cycling and Walking Strategy (2022) by providing guidance on the design and delivery of active travel infrastructure.

**The Rural Development SPD** provides guidance on a broad range of rural issues and topics.

The planning policy department will be running a virtual briefing for the Parish and Town councils on these SPDs. This briefing will offer us an opportunity to provide a summary of the documents and invite questions from you. **The briefing is due to take place on the 8th December 2023 from 11:00am to 12:30pm.**

If you would be interested in attending this briefing, then please contact us using this online form, there is a maximum 2 attendees per Parish/Town Council.

Once adopted, the documents will support Local Plan policies and be used to help make decisions on planning applications.

**Consultation starts on Wednesday 15 November and ends at 5pm on Wednesday 10 January 2024.** To view the documents or to make any comments, please use the following links:

Healthy Environments SPD

<https://eastsuffolk.inconsult.uk/DraftHESPD2023/consultationHome>

Rural Development SPD

<https://eastsuffolk.inconsult.uk/DraftRuralDevelopment23/consultationHome>

## **AGENDA ITEM 7: AREAS OF OUTSTANDING NATURAL BEAUTY RENAMED NATIONAL LANDSCAPES**

Committee is requested to note that, from Wednesday 22nd November, all Areas of Outstanding Natural Beauty (AONBs) nationwide have been renamed National Landscapes.

In Suffolk and Essex, the Suffolk Coast & Heaths AONB is now the Suffolk & Essex Coast & Heaths National Landscape and the Dedham Vale AONB is now the Dedham Vale National Landscape.

The attached News Release at **Appendix A** highlights that this is a significant moment and recognises the national importance of these two landscapes, and the vital contribution they make to protect the nation from threats such as climate change, nature depletion and the wellbeing crisis.

**Committee is requested to note that, from Wednesday 22nd November, all Areas of Outstanding Natural Beauty (AONBs) nationwide have been renamed National Landscapes.**

## **AGENDA ITEM 8: PLANNING DECISIONS**

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

<b>DC/23/3618/FUL</b>   Garden room <b>Linden House 28A Bath Road</b>
<b>DC/23/3310/FUL</b>   Rear extension <b>48 Kings Fleet Road</b>
<b>DC/23/3945/TCA</b>   1no. Liquidambar (marked on plan) - Overall crown reduction by 2 metres <b>1 College Green</b>
<b>DC/23/3583/TCA</b>   1no. Sycamore and 1no. Oak (marked on plan) - Reduce in height by 50% of total tree height and cut back to border <b>Units 1-5 6 Hamilton Gardens</b>

**Refused (and recommended for Refusal by this Committee):**

<b>DC/23/3114/FUL</b>   Retrospective Application - Rear extension and installation of air conditioning unit <b>12 Holland Road</b>
<b>DC/22/3980/FUL</b>   Commercial and Leisure spaces at ground floor and 14 flats on upper floors <b>Adventure Golf Sea Road</b>

**Approved (and recommended for Refusal by this Committee):** None

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

**Withdrawn**

<b>DC/23/3596/TPO</b>   TPO No. 104 /1997 1no. Yew (T1 on plan) - Fell Replacement planting of 2-3 native species in back garden <b>Tyndale House 2 Tyndale Gardens</b>
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