

**MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 6 March 2024 at 9.30am**

PRESENT: Cllr S Bird (Chairman) Cllr S Bennett
 Cllr M Morris (Vice-Chairman) Cllr C Franklin
 Cllr A Folley Cllr B Price
 Cllr N Barber Cllr S Wiles

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

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

436. PUBLIC QUESTION TIME

None.

437. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr J Candy**.

438. DECLARATIONS OF INTEREST

The following Other Registerable Interests, to which no matters on the agenda were directly related, were noted:

Member(s)	Minute No.	Nature of Interest
Cllr S Bennett Cllr A Folley	All	Other registerable interests (as Members of East Suffolk Council)
Cllr S Bennett Cllr S Bird Cllr S Wiles	All	Other registerable interests (as Members of Suffolk County Council)

Cllr A Folley declared a Non-Registerable Interest in item 440(C) as the applicant was a close friend. Having declared this Non-Registerable Interest, Cllr Folley advised that they would leave the meeting prior to any debate and decision on the item.

Members were advised that, should any matters arise in the meeting that directly relate to any of their interests, they should make appropriate declarations at that time.

439. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee meeting held on 21 February 2024 be confirmed as a true record.

440. PLANNING APPLICATIONS

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

A	<p>DC/24/0400/VOC Variation of Condition No. 2 of DC/22/0361/VOC (Variation of Condition No.2 of DC/19/5049/FUL - Redevelopment of site to provide new clubhouse and new public facilities to include cafe, putting green, toilets and viewing platform, improved access, parking, 5 detached dwellings and associated landscaping, relocation of existing watch tower - existing clubhouse and pro-shop buildings to be demolished - Since planning consent was granted a full design team has been instructed and during the progression of the detailed design (including structural design), some design changes have been implemented to improve the buildability of the proposed dwellings and the clubhouse, include the aligning of structural elements. The clubhouse has now been amended to single storey, with a minimal increase in footprint and a reduction in floor level, whilst the essence of the design has been retained. Other minor fenestration/glazing revisions have also been proposed. - existing clubhouse and pro-shop buildings to be demolished - Since planning consent was granted a full design team has been instructed and during the progression of the detailed design (including structural design), some design changes have been implemented to improve the buildability of the proposed dwellings and the clubhouse, include the aligning of structural elements. The clubhouse has now been amended to single storey, with a minimal increase in footprint and a reduction in floor level, whilst the essence of the design has been retained. Other minor fenestration/glazing revisions have also been proposed.</p> <p>Felixstowe Ferry Golf Club Ferry</p>
	<p>Committee recommended REFUSAL. We do not object to any of the proposed minor changes to the clubhouse and the five dwellings. However, we remain concerned in relation to the proposed relocation of the electricity substation.</p> <p>We see no reason why this cannot be located in a more recessive position within the application site, as the current substation is. The proposed location will be in the most prominent position and therefore visually intrusive. Additionally, the utilitarian design, with no screening fence or landscaping, will be out of keeping with the street scene. We therefore feel that this proposal will be contrary to SCLP 11.1 (b) and (d). We have further concerns that the proposed location, immediately adjacent to the car park access, will compromise visibility and therefore safety for road users.</p> <p>Should the substation remain in its current location, we would have no objections to this application.</p>

B	DC/24/0566/FUL Removal of ATM 104 Hamilton Road
Committee recommended APPROVAL.	

At this point, 10.18am, Cllr Folley left the meeting.

C	DC/24/0506/OUT Outline Application (Some Matters Reserved) - Proposed dwelling with the retention of garage building (matters of Access, Appearance, Layout and Scale included for consideration). Waterhead House Peewit Hill
Committee recommended APPROVAL.	

Cllr Folley returned, 10.25am.

D	DC/24/0527/VOC Variation of Condition(s) 2 of Planning Permission DC/23/0642/FUL - Addition of first floor to existing bungalow, two-storey front extension and single storey rear extension. Existing garage to be removed and replaced with a new garage. 32 Roman Way
Committee recommended APPROVAL.	

E	DC/24/0508/FUL Rear single-storey extension. Coel Na Mara 69 Cliff Road
Committee recommended APPROVAL.	

F	DC/24/0499/FUL Proposed single storey extension to rear of two storey detached dwelling 44 Garrison Lane
Committee recommended APPROVAL.	

G	DC/23/4912/FUL Raising the roof on the existing rear extension to match that of the rest of the building. External works to replace plastic UPVC cladding and improve buildings thermal performance. 1A Bent Hill
Committee recommended APPROVAL.	

H	DC/24/0509/FUL Single Storey rear extension 4 Links Avenue
Committee recommended APPROVAL.	

I	DC/24/0439/FUL To erect extension to kitchen for dining room 30 Kendal Green
Committee recommended APPROVAL.	

J	DC/24/0557/FUL Removal of potentially unsafe wooden and tiled structure fitted onto peak of garage roof and make good roof to form a tiled peak at a lower height than existing structure utilising tiles to match existing (subject to availability). Pre-application planning advice DC/23/4584/PREAPP refers. Maytree House 60 Maybush Lane
Committee recommended REFUSAL. We believe that the particular design of the current roof significantly adds to the character of the Conservation Area. Further, we understand that this garage roof was specifically designed to match the Italianate design of the host property. We therefore feel that the removal of this architectural feature will detract from the appearance of the street scene and the character of the Conservation Area. We therefore feel that this application is contrary to Section 72 of the Conservation and Listed Building Act 1990 and SCLP 11.5 para. a), b) and e).	

K	DC/23/4839/FUL Erection of porch and rear extension 53 Westmorland Road
Committee recommended APPROVAL.	

441. ESC CONSULTATION – REVIEW OF STREET TRADING POLICY

The Town Clerk reported on comments received from BID and the Chamber of Trade. The Committee agreed that no streets should be prohibited from the potential of street trading. **RESOLVED** the Clerk would respond with no streets to be included in this category at this time.??

442. PLANNING DECISIONS

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

443. CORRESPONDENCE

Committee NOTED the following correspondence:

- i. Confirmation from East Suffolk Council that the Article 4(1) Direction removing the permitted development right of demolition from Landguard Lodge, Manor Terrace, Felixstowe, was made permanent and that the building cannot be demolished unless a planning application is made and permission granted.
- ii. Deben Fields Development Drop-in at the Town Hall on 18 March, showing a 'Section 73 application' which includes changes design amendment to improve energy efficiency, while maintaining an economic build. A formal planning application will be looked at by the Committee when published.
- iii. ESC had requested a further two names for Two Walks with Phase 2 of Trelawny Place. The names to be put forward for Trelawny Place were Lime Walk and Blossom Walk.

444. CLOSURE

The meeting was closed at 12.01pm It was noted that the next meeting was scheduled to take place on Wednesday 20 March 2024 at 9.30am.

Date: _____

Chairman: _____