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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 B Price
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 1 May 2024** at **9.30am**.

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 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
24 April 2024

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 17 April 2024 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/24/1230/VOC** | Variation of Condition 4 of DC/16/2778/OUT to delay the construction of the new Candlet Road junction and roundabout from 100 dwelling occupations to 150 dwelling occupations. This is in order to avoid road closures during the summer season and instead ensure those works can be during a period of lower traffic. Condition 4 to be amended to state: Prior to the occupation of the 100th dwelling, details of the Candlet Road roundabout junction are to be submitted and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved Candlet Road roundabout junction shall be laid out and constructed in its entirety prior to the occupation of the 150th dwelling. Original application description: Hybrid application seeking outline planning permission for demolition of existing buildings and phased construction of up to 385 dwellings, associated infrastructure, new public open space and a new link road and linear park between Walton High Street and Candlet Road with all matters reserved except access and full planning permission and listed building consent for demolition of existing buildings and conversion of curtilage listed stables to B1 business use, associated infrastructure and enhancements to the curtilage of 362 High Street

Land North Of Walton High Street

Applicant: Ms R Lord, Bloor Homes Eastern

[Link to Documents](#)

- b) **DC/24/1020/OUT** | Outline Application (All Matters Reserved) - Demolition of Auction House and erection of 7 dwellings
Diamond Mills Auction House Orwell Road
Applicant: Mr [Link to Documents](#)
- c) **DC/24/1141/FUL** | Construction of detached single-storey dwelling and formation of new vehicular access onto Gleneagles Close
Land East Of Number 97 Colneis Road
Applicant: Mr J Smith, Rushmere Garden Estates [Link to Documents](#)
- d) **DC/24/1196/FUL** | Erection of replacement dwelling
Marenia The Ferry
Applicant: Mr C Saynor [Link to Documents](#)
- e) **DC/24/1184/VOC** | Variation of Condition No. 2 of DC/23/1986/FUL - Demolition of existing garages and erection of 6 flats with associated external works and access. - Installation of air source heat pumps, which require units to be added to the elevations. - Relocation of cycle storage from the ground floor of the building to a detached storage building on the adjacent site. (This is subject to approval of a current planning application DC/24/1055/FUL)
Glenfield Court Glenfield Avenue
Applicant: RAAH Holdings Ltd [Link to Documents](#)
- f) **DC/24/1142/FUL** | Construction of single-storey link-detached dwelling, together with associated alterations to existing dwellings of 4 and 6 The Downs
Land East Of 4 - 6 The Downs
Applicant: Rushmere Garden Estates [Link to Documents](#)
- g) **DC/24/1175/FUL** | Garage, utility and conservatory extensions
6 Lodge Farm Drive
Applicant: Mr & Mrs G Burgess [Link to Documents](#)
- h) **DC/24/1174/ROC** | Removal of Condition on Planning Permission C7642 (Continuation of use of property as two flats together with renovation works and retention of bathroom extension at first floor level) - Remove condition which states 'The property shall not be used other than as two self contained flats for the beneficiary or beneficiaries of organisations by providing accommodation for the elderly'.
45 Gainsborough Road
Applicant: C/o Phil Cobbold Planning Ltd [Link to Documents](#)

- i) **DC/24/1172/ROC** | Removal of Condition on Planning Permission C7640 (Continuation of use of property as two flats together with retention of bathroom extensions on both floors) - Remove condition which states 'The property shall not be used other than as two self contained flats for the beneficiary or beneficiaries of organisations by providing accommodation for the elderly'.

9 Felix Road

Applicant: Dominion Property

[Link to Documents](#)

- j) **DC/24/1132/FUL** | Replace roof of the main part of the building with a mansard roof. Change second floor internal layout. Replace the two second floor balconies with a single terrace

Bligh Manor The Ferry

Applicant: Mr D Shavick

[Link to Documents](#)

- k) **DC/24/1178/P3MA** | Change of use only from veterinary practice to residential - no works

83 Queens Road

Applicant: Ryder-Davies & Partners

[Link to Documents](#)

- l) **DC/24/0698/FUL** | Single storey rear and side extension

3 Looe Road

Applicant: Unstated

[Link to Documents](#)

6. 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 8)**

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 22nd May 2024 at 9.30am.

AGENDA ITEM 4: CONFIRMATION OF MINUTES
MINUTES of a PLANNING & ENVIRONMENT COMMITTEE MEETING held at
TOWN HALL, Felixstowe, on Wednesday 17 April 2024 at 9.30am

PRESENT: Cllr S Bird (Chairman)
 Cllr M Morris (Vice-Chairman) Cllr J Candy
 Cllr N Barber Cllr C Franklin
 Cllr S Bennett Cllr A Folley

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

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

516. PUBLIC QUESTION TIME

None.

517. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Wiles** and **Cllr B Price**.

518. 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 J Candy Cllr A Folley	All	Other registerable interests (as Members of East Suffolk Council)
Cllr S Bennett Cllr S Bird	All	Other registerable interests (as Members of Suffolk County Council)

Cllr N Barber declared a Non-Registerable Interest in item 528(B) as they had been working closely with the owner of the subject site. Having declared this Non-Registerable Interest, Cllr Barber advised that they would leave the meeting prior to any debate and decision on the item.

Cllr A Folley declared a Non-Registerable Interest in item 528(F) 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.

519. **CONFIRMATION OF MINUTES**

It was **RESOLVED** that the Minutes of the Planning & Environment Committee meeting held on 3 April 2024 be confirmed as a true record.

520. **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	DC/24/1068/VOC Variation of Condition No. 2 of DC/22/1292/FUL - Demolition of existing building; Replacement building to be used for commercial use at ground floor and two residential units above. - Replace two steps in courtyard with a ramp and to level the first floor flats access above the single storey extension without the steps in the walkway/roof. 2 Hamilton Road
Committee recommended APPROVAL.	

At this point, 9.45am, Cllr Barber left the meeting.

B	DC/24/1055/FUL Siting of cycle store and amenity area to serve development implemented in accordance with DC/23/1986/FUL, Land At Rear Of 50-52 High Road West
Committee recommended APPROVAL.	

Cllr Barber returned, 9.53am.

C	DC/24/1129/FUL To erect cart lodge with store over and extend driveway towards cart lodge. 30 High Road East
Committee recommended REFUSAL. We have strong objections to this proposed cart lodge and store. Firstly, we feel that its height and massing is excessive and it would be injurious to the wider street scene and therefore would be contrary to SCLP 11.1 para. (c) i, iii, and iv. We further believe that the external staircase at first floor level will cause unacceptable loss of amenity and privacy at No.32 and therefore would be contrary to SCLP 11.2 para. (a) and (b).	
D	DC/24/1176/FUL Demolish existing front boundary wall. Erect new boundary wall with metal work between piers and widen entrance between piers. 30 High Road East
Committee recommended REFUSAL. We recognise that this property, with its current low boundary wall, has an open appearance which complements the street scene. We believe that the proposed replacement wall will be excessive in height and therefore injurious to the street scene and contrary to SCLP 11.1 para (a), (b) and (c) i.	

E	DC/24/0912/ROC Removal of Condition No. 1 of C/91/0613 - Continuation of use of property as five flats (variation to condition which restricts occupancy) Constable Court 13 Constable Road
Committee recommended APPROVAL.	

At this point, 10.29am, Cllr Folley left the meeting.

F	DC/24/0885/FUL Retrospective Application - Change of Use of additional dining room to beauticians incorporating 3 treatment rooms and a reception area. Dolphin Hotel 41 Beach Station Road
Committee recommended APPROVAL.	

Cllr Folley returned, 10.34am.

G	DC/24/1065/FUL Rear/side extension with glazed link roof 7 Quilter Road
Committee recommended APPROVAL.	

H	DC/24/1087/TCA 1no. Unknown species (marked on plan) - Fell 10 Orwell Road
Committee had NO OBJECTION to the work proposed subject to the guidance of the East Suffolk Council's Arboricultural Officer.	

521. PLANNING DECISIONS

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

522. CORRESPONDENCE

Committee NOTED the following correspondence:

i) Summary of parking options proposals for Felixstowe from East Suffolk Council.

The Clerk advised that ESC, subject to feedback from the Town Council, it would seek to undertake a consultation process on some or all of these proposals. It was agreed that the Clerk would circulate the information to all Councillors and arrange for a briefing on the various options.

523. CLOSURE

The meeting was closed at 10.56am It was noted that the next meeting was scheduled to take place on Wednesday 1 May 2024 at 9.30am.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/23/4433/FUL | Erection of new agricultural dairy cattle building following demolition of existing open silage clamp.

Gulpher Farm Gulpher Road

DC/24/0439/FUL | To erect extension to kitchen for dining room

30 Kendal Green

DC/24/0744/FUL | Garage extension.

10 St Georges Road

DC/24/0847/TCA | 1no. Sycamore (located At Back Of Car-Park) - Reduce by 4.3 metres in height and 2.4 metres in radial spread

Felixstowe Community Hospital Constable Road

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

Approved (and recommended for Refusal by this Committee):

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).

Maytree House 60 Maybush Lane

Refused (and recommended for Approval by this Committee):

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