



9 am to 4 pm Mondays to Fridays

**TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE:**

Cllr A Smith (Chairman)	Cllr G Newman
Cllr Jon Garfield (Vice Chairman)	Cllr D Savage
Cllr S Bird	Cllr S Wiles
Cllr Jan Garfield	Cllr K Williams
Cllr S Gallant	

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at the **Town Hall, Felixstowe** on **Wednesday 19 October 2016** at **9.15 am** for the transaction of the following business preceded by:

- i. **Public Question Time.** A maximum of 15 minutes will be set aside to enable members of the public to make representation or put questions to the Committee on any Planning & Environment matters.

**A G E N D A**

**1. Apologies**

To receive any apologies for absence.

**2. Declarations of Interest**

Members and officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the meeting if it becomes apparent that this may be required when a particular item or issue is considered.

**3. Requests for Dispensation**

Councillors with a pecuniary interest in an item on this agenda, who wish to remain, speak and/or vote during consideration of that item, may apply for a dispensation in writing to the Town Clerk prior to the meeting. Applications may also be considered at the meeting itself should the nature of the interest become apparent to a Councillor at the time of the meeting.

**4. Confirmation of Minutes**

To confirm the Minutes of the Planning & Environment Committee meeting held on 5 October 2016 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/16/4011/FUL** | Construction of a Lidl foodstore together with customer access from Haven Exchange South and A154, landscaping, parking and associated engineering works |  
**Land At Haven Exchange Haven Exchange South**  
Applicant: Lidl UK GmbH [Link to documents](#)
- b) **DC/16/3962/OUT** | Residential development of ten units, alterations to existing vehicular access associated external works and parking.  
**Land At Junction With Garrison Lane And High Road West**  
Applicant: Mr Richard Harrison [Link to documents](#)
- c) **DC/16/3973/ARM** | Approval of Reserved Matters on application DC/15/4221/OUT - Outline application for one dwelling on part gardens fronting St Georges Road - New drawings and Contaminated Land Questionnaire submitted | **15 Cliff Road**  
Applicant: Mr & Mrs Barnett [Link to documents](#)
- d) **DC/16/3948/FUL** | Two storey extension to front elevation, first floor extension to side elevation and single storey rear extension. |  
**44 Westmorland Road**  
Applicant: Mr & Mrs Tony Harman [Link to documents](#)
- e) **DC/16/3820/FUL** | Erection of two-storey portacabin for drivers welfare Facilities | **1-2 Hodgkinson Road**  
Applicant: Mr John Gandy [Link to documents](#)
- f) **DC/16/3759/FUL** | Renewal of previous planning application for an extension **129 Ferry Road**  
Applicant: Mr & Mrs Hickey [Link to documents](#)

## 6. Planning Decisions

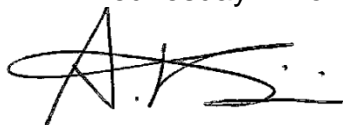
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Page 8)**

## 7. Correspondence

To note any items of correspondence.

## 8. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 2 November 2016 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi**  
**Town Clerk**  
**12 October 2016**

For information (via email): All Town Councillors  
Local Press

***Meetings of the Town Council and its Committees are open to the press and public who are welcome to attend***

## **AGENDA ITEM 4: CONFIRMATION OF MINUTES**

**MINUTES** of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Old Felixstowe Community Hall on **Wednesday 5 October 2016** at **9.15am**

**PRESENT:** Cllr A Smith (Chairman)                      Cllr S Gallant  
                  Cllr Jon Garfield (Vice-Chairman)        Cllr D Savage  
                  Cllr S Bird    Cllr Jan Garfield  
                  Cllr S Wiles    Cllr K Williams

**OFFICERS:** Mr A Tadjrishi (Town Clerk)  
                  Mrs R Jones (Estates Officer)

**IN ATTENDANCE:** 79 members of the public

*Prior to the meeting commencing the Chairman advised that there would be an extended public session of 30 minutes to hear from members of the public specifically on application DC/16/3776/ARM.*

### **PUBLIC SESSION**

Committee heard representations from 12 members of the public on DC/16/3776/ARM outlining their reasons why they believed the application should be rejected.

### **255. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr G Newman**.

### **256. DECLARATION OF INTEREST**

<b>Member(s)</b>	<b>Minute No.</b>	<b>Nature of Interest</b>
Cllr S Bird Cllr S Gallant Cllr D Savage Cllr A Smith	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)

### **257. REQUEST FOR DISPENSATION**

There were none.

### **258. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 21 September 2016** be signed by the Chairman as a true record.

### **259. PLANNING APPLICATIONS**

**Committee considered the following planning applications received since the last meeting and RESOLVED to submit the following observations to Suffolk Coastal District Council:**

<b>a</b>	<p><b>DC/16/3776/ARM</b>   Submission of reserved matters pursuant to outline planning permission DC/13/3069/OUT for the creation of 198 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space. <b>Land West Of Ferry Road Residential Centre Ferry Road</b></p> <p><b>Committee accepts that this development now has Outline Planning Permission, despite its recommendation to refuse the original application; and that development is inevitable on this site.</b></p> <p><b>However, Committee recommends REFUSAL for this Reserved Matters application as presented on the basis that the combination of density and design lead to several unacceptable outcomes.</b></p> <p><b>Namely:</b></p> <ul style="list-style-type: none"> <li><b>i. The close juxtaposition of plots 148-151, 153 and 168 as proposed would lead to unacceptable levels of overbearing loss of amenity to existing adjacent properties;</b></li> <li><b>ii. Members do not accept that 3 storey flats can be appropriately fitted in this location, notably due to the proximity of the AONB;</b></li> <li><b>iii. There are a number of historically justified local concerns about foul drainage capacity, it is essential that these are fully and adequately addressed;</b></li> <li><b>iv. Similar concerns are held over surface water drainage;</b></li> <li><b>v. Committee was pleased to see footpath FP7 retained as a Public Right of Way. However it strongly believes that this should be retained as a green footway and not fragmented by the urban elements, in line with the recommendations of the Suffolk County Council Rights of Way Officer to this application; and,</b></li> <li><b>vi. The intensity of the development as proposed will mean the number of vehicles exiting and entering the site will put an unacceptable burden on existing highway infrastructure.</b></li> </ul> <p><b>Therefore Committee recommended REFUSAL as it stands.</b></p>
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**At this point in proceedings, 1.15pm, the Chairman directed that the meeting would be adjourned and reconvened at the Town Hall at 2.15pm.**

**Cllrs A Smith, S Bird and K Williams left the meeting at this point.**

**Vice-Chairman Cllr Jon Garfield in the chair.**

<b>b</b>	<b>DC/16/3767/FUL</b>   Proposed single storey extension, together with alterations and provision of cart port   <b>28 Berners Road</b>
<b>Committee recommended REFUSAL. Whilst Members were generally content with the alterations proposed for the house, they were concerned about the effect the erection of the car port could potentially have blocking up the rear access to adjacent properties on Berners Road adversely affecting their residential amenity contrary to policy in DM23(e).</b>	
<b>c</b>	<b>DC/16/3630/FUL</b>   To divide existing 5 bed dwelling into two separate 3 bed and 2 bed dwellings.   <b>276 High Street Walton</b>
<b>Committee recommended APPROVAL subject to Highways' approval of the parking arrangements at the front of the property and should approval be granted, asked that adequate drainage of surface water from the new driveway be provided to prevent it escaping onto the footpath and highway abutting the site.</b>	
<b>d</b>	<b>DC/16/3775/VOC</b>   Variation of Conditions 2 & 13 of Planning Consent DC/14/0358/FUL (Erection of four single-storey dwellings). <b>Land At Parsonage Close</b>
<b>Committee recommended APPROVAL.</b>	
<b>e</b>	<b>DC/16/3696/FUL</b>   Rear extensions and alterations <b>High View The Ferry</b>
<b>Committee recommended APPROVAL.</b>	
<b>f</b>	<b>DC/16/3949/FUL</b>   Proposed single storey rear extension <b>95 Ranelagh Road</b>
<b>Committee recommended REFUSAL on the grounds that the considerable depth and full width of the proposed rear extension, particularly where it abutted the neighbours boundary to the North at number 97 Ranelagh Road, constituted over-development of the plot contrary to Policy DM21(a) and that the resulting physical relationship would lead to a loss of outlook and access to daylight and sunlight contrary to Policy DM23(b),(e) and SPG16.</b>	

<b>g</b>	<b>DC/16/3782/TCA</b>   Rowan Tree to side of house - Prune to reshape and minimise boundary overhang and shading. 2no. Apple trees to front of house (RHS) to be felled - trees in advanced decline.   <b>58 Orwell Road</b>
<b>Committee had no objections to this work.</b>	

**260. PLANNING DECISIONS**

**RESOLVED** that the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of the agenda for this meeting be noted.

**261. CORRESPONDENCE**

None.

**262. CLOSURE**

The meeting was closed at 15.35pm. The date of the next meeting was noted as being Wednesday 19 October 2016, 9.15am at Felixstowe Town Hall.

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## **AGENDA ITEM 6: PLANNING DECISIONS**

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

**DC/16/3436/FUL** | Remove and replace front elevation bay windows (ground floor) | **Flat 1 32 Leopold Road**

**DC/16/3555/VOC** | Variation of Condition 5 on application C02/0532 - Erection of first floor extension to provide additional bedrooms for residential home for the elderly - Substitution of obscure glazed panel with clear glazing and a fan light | **Cotman Lodge Garfield Road**

**DC/16/3116/FUL** | Installation of External Wall Insulation to Front Elevation of the property. | **295 High Street Walton**

**DC/16/3969/DRC** | Details as required by condition 8 of Planning Permission Consent DC/14/1054/VOC | **Pier Amusements Felixstowe Ltd Undercliff Road West**

**DC/16/3299/FUL** | Proposed alterations and single storey flat roof rear extension | **5 Manor Terrace**

**DC/16/3279/FUL** | Proposed alterations and extensions | **21 Foxgrove Lane**

**DC/16/3581/TCA** | To pollard Holm Oak to front of property. | **Harvest Court Cobbold Road**

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

**DC/16/3396/FUL** | Change of use from residential property to commercial premises. The property is to be used for an office for Ardent Lift Consultancy, a privately owned professional engineering consultancy business. The office is to be for 2 staff, potentially rising to 5 over a 5-10 year period. Office working hours will be 9am-5pm and normal office operations only will be undertaken in the premises. | **89 Gosford Way**

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

None

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

None

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