



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)
Cllr S Bird (Vice Chairman)
Cllr N Barber
Cllr S Gallant
Cllr Jan Garfield

Cllr Jon Garfield
Cllr G Newman
Cllr D Savage
Cllr S Wiles
Cllr K Williams

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at the **Town Hall, Felixstowe** on **Wednesday 4 October 2017** at **9.15 am** for the transaction of the following business:

A G E N D A

1. 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. Members of the public wishing to comment on a particular planning application may be invited to do so, at the direction of the Chairman, immediately prior to consideration of the application.

2. Apologies

To receive any apologies for absence.

3. 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.

4. 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.

5. Confirmation of Minutes

To confirm the Minutes of the Planning & Environment Committee meeting held on 20 September 2017 as a true record. **(Pages 5-8)**

6. Planning Applications

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

- a) **DC/17/3986/FUL** | Proposed dwelling
Land At Candlet Grove, Candlet Grove
Applicant: Mr S Tuck [Link to Documents](#)
- b) **DC/17/3895/OUT** | Outline Application for one dwelling.
Land To The Rear Of 114 High Road West
Applicant: Mr Trevor Mosedale [Link to Documents](#)
- c) **DC/17/3750/FUL** | Construction of a temporary haul road and associated compound to facilitate the delivery of materials in association with the development approved by permissions DC/13/3821/OUT and DC/16/5443/ARM at Land South of High Street, Walton (South).
Land South of High Street Walton
Applicant: Barratt Homes [Link to Documents](#)
- d) **DC/17/3974/FUL** | Two Storey Rear extension.
5 Montague Road
Applicant: Ms Cochrane [Link to Documents](#)
- e) **DC/17/3975/FUL** | Rear two storey extension.
7 Montague Road
Applicant: Mr & Mrs S & J Cochrane [Link to Documents](#)
- f) **DC/17/3917/FUL** | To Deepen 4 No' Windows on 'Sea' Elevation.
2 Orford Road
Applicant: Peter Foy [Link to Documents](#)
- g) **DC/17/3786/FUL** | Removal of existing irrigation tank, relocation and erection of new.
Felixstowe Ferry Golf Club Ferry Road
Applicant: Mr David spencer [Link to Documents](#)
- h) **DC/17/3912/FUL** | Installation of Bank of Ireland ATM with Reflective Advertising Collar surround. ATM to be located through the glazing to the left handside of the main entrance, when viewed from the outside, backing into a POD.
64 Hamilton Road
Applicant: Mrs Ling Dadswell [Link to Documents](#)

- i) **DC/17/3867/TPO** | A T1 - Norway Maple - Rear of car park & shelter - Due to the large cavity in base of the tree and the amount of dry and wet rot present, I recommend this tree to be removed. B T2 - Large Oak - Car park area - This tree has a history of losing large limbs evident on one side of the canopy. The tree has grown long lateral limbs which over hang the neighbouring properties. I recommend a 2-3m. height reduction, a 3-4m lateral reduction over the neighbouring properties and a 2m reduction over the car park. C T3 - Sycamore - Far corner to the rear of the car park - The tree has had previous pruning back to the boundary line with the private dwelling some years ago but not over the care home side. The limbs grow over the roof line of the care home and are now causing problems. I recommend these limbs are reduced by 3m and the height reduced by 2m. This will bring the tree into balance and a better shape. D T4 - Sycamore - Far corner to the rear of the car park area under T3 - This tree is growing under canopy of T3 and is also growing on the fence line with the care home. The tree is growing into the roof of the care home and is going to cause further problems as it grows. I recommend removal of this tree E T5 - Sycamore - Cut back away from Care Home. F & G Gp6 - Sycamore - Lateral cut back of the overhanging branches I - Sycamore - The tree has lost its front section of the canopy at some point with rear section of the fork having the only branched/formed canopy. The rear section over hangs the boundary line but has sparse re growth and small leaves which indicate the tree is under stress. The rear fork is also supporting some long weighted lateral limbs. Due to this I would recommend reducing canopy down to match the front fork. This will reduce overhang, remove weight from canopy and encourage the tree to form a well-balanced crown. However as a minimum I would recommend cutting back overhang over boundary fence.

St Johns Court Princes Road

Applicant: Mrs Christine Pittaway

[Link to Documents](#)

- j) **DC/17/3859/TCA** | T1 - . Eucalyptus - fell to ground level - Tree is close to the corner of the building and the client would like to remove tree before it becomes too large and causes problems.

Harvest House Cobbold Road

Applicant: Mr Mick Marlow

[Link to Documents](#)

- k) **DC/17/3943/TPO** | In rear garden: Holm Oak - to be felled, overcrowding adjacent trees Sycamore - to be pollarded, decay in forks.

Linwood 3 Tyndale Gardens

Applicant: Paul's Tree Services

[Link to Documents](#)

- I) **DC/17/4001/TCA | T1** - Sycamore (*Acer pseudoplatanus*) - Section dismantle to just above ground level and herbicide the resulting stump to prevent re-growth. The tree is showing signs of basal decay and is also showing signs of compensatory thickening in upper stems of the canopy that have undergone partial failure in the form of fibre bucking. The tree is very large and is starting to cause damage to the existing fence and the buttress roots will begin to lift the kerbing and tarmac on the driveway side in the near future. Re-planting of a native species size 10-12 standard is proposed to mitigate the loss of the tree.

Latimer House Martello Lane

Applicant: Mr Dean

[Link to Documents](#)

7. 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.

(Pages 9-10)

8. Consultation: SCDC Local Plan Review – Issues & Options

To consider the Issues & Options Consultation for the Suffolk Coastal Local Plan Review & note the dates of discussion workshops. Deadline to respond: 30th October 2017.

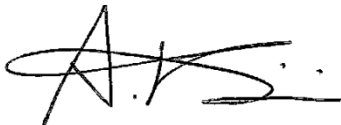
(Page 11)

9. Correspondence

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 18 October 2017 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi

Town Clerk

27 September 2017

For information (via email):

All Town Councillors

Local Press

Felixstowe Chamber of Trade & Commerce

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 Felixstowe Town Hall on **Wednesday 20 September 2017** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr D Savage
 Cllr S Bird (Vice-Chairman) Cllr S Wiles
 Cllr S Gallant Cllr K Williams
 Cllr G Newman

OFFICERS: Mr A Tadjrishi (Town Clerk)
 Mrs C A Page (Planning Administration Officer)

IN ATTENDANCE: 3 Members of the public.

241. PUBLIC QUESTION TIME

There were none.

242. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber, Cllr Jan Garfield** and **Cllr Jon Garfield**.

243. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant Cllr D Savage Cllr A Smith	All	Local Non-Pecuniary (as Members of Suffolk Coastal District Council)
Cllr S Bird Cllr G Newman Cllr S Wiles	All	Local Non-Pecuniary (as Members of Suffolk County Council)

244. REQUEST FOR DISPENSATION

There were none.

245. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 6 September 2017** be signed by the **Chairman** as a true record.

246. 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:

a	DC/17/3648/FUL Conversion of ground floor garage/stores to single residential flat, Alterations to existing first floor flat. Quarndon House 59 Leopold Road
Committee recommended APPROVAL.	

b	DC/17/3787/FUL Erection of an orangery. 48 Links Avenue
Committee recommended APPROVAL.	

c	DC/17/3764/FUL Proposed Front & Rear Extension. 12 Brinkley Way
Committee recommended APPROVAL.	

d	DC/17/3835/FUL Proposed extension to detached garage with replacement pitched roof. 9 Rushmeadow Way
Committee recommended APPROVAL.	

e	DC/17/3706/FUL Removal of deceased hedge/shrub to be replaced with 9" brick wall to match existing perimeter wall & to provide safe exit/access to and from drive & to give privacy to dining Room. Mooington Manor 1 Valley Walk
Committee recommended APPROVAL.	

f	DC/17/3707/FUL A timber garden room in the rear garden near to the rear boundary. 5 Gulpher Road
Committee recommended APPROVAL.	

g	DC/17/3746/FUL To replace wooden french doors and windows on first floor apartment with exact copies in white pvcu. Existing windows require replacements & french doors are warped. They are not fit for the purpose because of their exposed seaward position, high maintenance and poor thermal values. Work to be carried out by the supplier who in March 2016, replaced wooden doors and windows on 2 adjacent cottages & Apartment No. 2 with pvcu. The Apartment block is not visible to the public from Maybush Lane or the Promenade. 7 Cranmer Cliff Gardens
Committee recommended APPROVAL.	

h	DC/17/3352/ADN Non-Illuminated Advertisement. 261 High Street Walton
Committee were of the view that the proposed sign was unnecessarily large for the character and size of the building and would not improve the street scene.	

i	DC/17/3790/TEL Installation of 1. No. new 17.5m high telecommunications tower, 3. No. new antennas, 1. No. new equipment cabinet and associated ancillary development. Tomline House Dock Road The Docks
Committee recommended APPROVAL	

247. 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.

248. STREET NAMING & NUMBERING – 197 DWELLINGS, LAND OFF FERRY ROAD

Members discussed the naming of seven roads and three blocks at the Ferry Road development. The following were agreed:

Holmhill Drive (main road)	Laurel Walk
Ranson Road	Fleet Road
Adams Road	Orchard Court
Abbey walk	Acre Court
East End Road	Pasture Court

It was RESOLVED that the above be recommended to Suffolk Coastal District Council for the naming of seven roads and three blocks at the Ferry Road development.

249. CONSULTATION: SCDC LOCAL PLAN REVIEW – ISSUES & OPTIONS

The Chairman welcomed Mr Mark Edgerley, Suffolk Coastal District Council Principal Planner, to the meeting. Mr Edgerley outlined the timetable for the Local Plan Review and explained that the Issues & Options consultation was the first step in a process which would be followed by the Preferred Options consultation in Spring 2018 and the Final Draft Local Plan consultation in Autumn/Winter 2018. Members noted that the document had been prepared in conjunction with Ipswich Borough Council and was presented in two parts, the second being specific to the Suffolk Coastal area.

Members discussed the value of considering a Neighbourhood Plan at this time but concluded that it may be more fitting to explore this in the future in context with the Local Plan.

Following further discussions on the Local Plan Issues & Options paper, it was agreed that structured workshops should be held to specifically address the questions posed in the document on a thematic basis. All Town Councillors would be invited to attend and the feedback would be used to draft the Town Council's response to the consultation by the end of October 2017.

Members thanked Mr Edgerley for attending the meeting.

It was RESOLVED that the Town Clerk and the Planning Administration Officer offer a range of possible dates to all Town Councillors for two structured evening workshops to assist in the formulation of the Council's response to the Issues & Options consultation.

250. LAND AT CANDLET ROAD REF: DC/15/1128/OUT

Members noted confirmation from SCDC that they were seeking advice from their counsel as to the potential value of lodging an appeal to the High Court for a Judicial Review. Members understood that a decision was not likely to be known much before the 12th October deadline. The value of seeking further, independent, advice for the Town Council was considered but Committee decided to await the District Council's decision and enquire in the meantime on their progress with a related case concerning Bredfield.

It was RESOLVED that the update be noted and the Clerk was asked to thank SCDC for their response in anticipation of further advice on any decision to seek a judicial review in this case, and any update on the related Bredfield case.

251. CORRESPONDENCE

There was none.

252. CLOSURE

The meeting was closed at 12.21pm. The date of the next meeting was noted as being Wednesday 4 October 2017, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/17/3018/FUL | Demolition of existing rear Conservatory on bungalow.
Construction of new corner single storey Conservatory to Rear & Side elevations of property. Vertical elevations comprise 600mm dwarf wall and White PVC-u glazed frames. Roof comprises opaque Polycarbonate sheeting.

1 Coniston Close

DC/17/2223/FUL | Extension to existing building for social club.

Felixstowe And Walton United Football Club Dellwood Avenue

DC/17/0408/FUL | Erection of single side extension (following demolition of existing conservatory and outbuilding).

359 High Street Walton

DC/17/2046/FUL | Single storey rear and side extensions.

51 Exeter Road

DC/17/2867/FUL | Single storey rear & side extension.

47 Exeter Road

DC/17/2994/FUL | Side and rear extensions.

12 Chaucer Road

DC/17/3047/FUL | Single storey rear extension.

20 Culford Walk

DC/17/2606/FUL | New proprietary grandstand.

Felixstowe And Walton United Football Club Dellwood Avenue

DC/17/3299/FUL | Proposed detached garage.

22 Tomline Road

DC/17/3318/FUL | Change of use of first and second floor to single residential flat.

9A Cobbold Road

DC/17/3471/FUL | Construction of a minimum 1.0m width concrete footpath to run immediately landward of a rock armour revetment. Installation of a 2.1m high steel palisade fence at the cliff toe, to the landward side of the footpath, with 3 lockable gates to allow access for adjacent landowners to the footpath. A steel modular guardrail to be installed to protect users of the footpath from the rock revetment hazard. Timber access steps of 1.0m width will be installed at each end of the footpath to enable beach to path access.

Brandeston Golf Road

DC/17/2881/ADN | 1 off non-illuminated Fascia Sign 1 off non-illuminated Projecting Sign Reverse applied digitally printed graphics.

115 Hamilton Road

DC/17/3020/FUL | Extensions. Amended scheme to that approved under DC/15/3978/FUL.

75 Seaton Road

DC/17/3211/FUL | Proposed development of the land between Treetops and Candlet Road to construct a total of 6 new dwelling houses with associated hard and soft landscaping including new access road from Treetops - as well as the construction of an acoustic bund wall and fence to the perimeter of the site adjoining Candlet Road.

Land Between Treetops And Candlet Road

Refused (and recommended for Refusal by this Committee):

DC/17/3431/FUL | Replacement of existing slate roof covering with Clay roman tiles - only applies to the main house. Amended scheme with reduced works.

Ridley House Maybush Lane

Approved (and recommended for Refusal by this Committee):

DC/17/2023/FUL | Proposed rear and side single storey extensions, amended from previous scheme refused DC/16/4600/FUL; Roof design redesigned and reduced in height.

12 Holland Road

Refused (and recommended for Approval by this Committee):

DC/17/3268/FUL | Change of Use of land for the storage of caravans (resubmission of DC/16/4127/COU).

Cowpasture Farm Gulpher Road

AGENDA ITEM 8: CONSULTATION: SCDC LOCAL PLAN REVIEW – ISSUES & OPTIONS

At its meeting of 20th September 2017, the Planning & Environment Committee agreed that structured workshops should be held to specifically address the questions posed in the document on a thematic basis. All Town Councillors have been invited to attend. The workshops are to be held on Monday 2nd October and Thursday 5th October from 6.30pm-8.30pm. The feedback will be used to draft the Town Council's response to the consultation by the end of October 2017.

The consultation document and other supporting information can be found through this link: <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/help-plan-the-future-of-the-district/>

The Issues and Options represent the first stage of Local Plan consultation and is the first opportunity to let SCDC know the Town Council's thoughts and ideas as to how the district is to be developed up to 2036.

Copies of the consultation document, Sustainability Appraisal documents and evidence base documents are available on the Council's website at <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/>

This item will be considered by Committee one more time at its meeting of 18th October to finalise Council's response.

Committee is requested consider Council's response to the SCDC Local Plan Review Issues and Options Consultation, which runs to 30th October 2017.
