



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 9 May 2018** 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 25 April 2018 as a true record. **(Pages 3-7)**

6. Planning Applications

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

- a) **DC/18/1565/FUL** | Holiday let Barn
Part Rear Garden Of 4 Gulpher Cottages Gulpher Road
 Applicant: Mr Robert Allerton [Link to Documents](#)
- b) **DC/18/1656/FUL** | Small extension to the rear of the property - The first floor currently covers about 70% of the house 'footprint'. The proposals extend the first floor to cover the full footprint (similar to area at round floor). This includes a new roof over part of the house. A new roof pitched roof over the garage (currently flat roof with redundant balcony). Alterations to materials, fenestration etc. to all external elevations. Significant internal alterations to layout.
26 Cliff Road
 Application: Mr Melvyn Jones [Link to Documents](#)
- c) **DC/18/1669/FUL** | To extend single storey bungalow on west flank for bedroom & wet room. Clad north & south flanks of existing bungalow with Hardi-Plank. Block existing dining room window & move kitchen window.
65 Roman Way .
 Applicant: Mr Thomas White [Link to Documents](#)
- d) **DC/18/1446/FUL** | 30m2 office extension and conversion of one large flat to two smaller flats
156-158 Hamilton Road
 Applicant: Mr R Cobb [Link to Documents](#)
- e) **DC/18/1617/ADI** | Illuminated Advertisement Consent - Non Illuminated Logo and Letters, Non Illuminated Aluminium Panels, Non Illuminated Projecting Sign, and Internally Illuminated ATM Surround | **72 Hamilton Road**
 Applicant: Mr Stephen Crowther [Link to Documents](#)
- f) **DC/18/1731/FUL** | New Balcony to existing three storey residential detached property. No internal alterations.
69A Cliff Road
 Applicant: Mr Bruce Thomson [Link to Documents](#)
- g) **DC/18/1578/FUL** | Replacement of six windows and one door/ screen to ground floor flat
2 Cardinals Court Queens Road
 Applicant: Mr & Mrs Hogg [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. **(Page 8)**

8. Rickshaw Hackney Carriage Licence Application: Suffolk Rickshaw Company

To consider any recommendation to SCDC in relation to a Licence Application to operate a rickshaw service in Felixstowe. **(Page 9)**

9. Correspondence

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 23 May 2018 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi
Town Clerk
2 May 2018**

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

635. PLANNING APPLICATIONS

At the direction of the Vice Chairman, Committee heard from a member of the public attending in relation to application (a).

Concerns were raised regarding the height and appearance of the proposed building and the loss of light and privacy to residents in High Road West. Concern was also raised regarding the access to the underground car park in High Road West and the impact it would have on an already busy area and nearby school.

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/18/0580/FUL Construction of new public house, (use Class A4) and 24 new apartments. Pharmacy At Central Surgery, 201 Hamilton Road
<p>In principle Committee had no objections to a public house with residential accommodation above on this site. However, it was resolved to recommend REFUSAL on the following grounds:</p> <ul style="list-style-type: none">• Members felt that four-storeys of accommodation above the ground floor was not appropriate given the scale and of nearby buildings and therefore the proposals contravened policy DM21(a);• The design is not in keeping with the historic buildings in the immediate vicinity and should be revised to ensure a more complementary style;• Committee had concerns about the proposed balconies to the north elevation overlooking properties on High Road West and it was noted that in each case these were second balconies to apartments which would also have a balcony to the west, this is contrary to policy DM23(a);• Committee notes that, as in previous iterations of the scheme, the orientation is such that the entrance to the public house and beer garden is to the east elevation, whereas if it were situated to the south it would benefit from an improved relationship to an attractive and busy public square with a pleasant south facing aspect;• Committee was extremely concerned that not only is there no provision being made for affordable housing, but also that in no submission or report from the application had any reasons for justification for the lack of affordable housing provision been made.	

Committee also noted and were concerned of an error in the Design and Access Statement which indicated an incorrect description of the number of residential apartments on each floor.

Cllr N Barber left the meeting at 9.56am.

b	<p>DC/18/1062/FUL Remove existing balcony to front and ground floor structure. New two storey and single storey extension to the front with new balcony areas to first floor. New pitched roof in place of existing flat roof to main house and garage, new mono-pitch roof to outbuildings to rear.</p> <p>101 Cliff Road</p>
<p>Committee recommended APPROVAL</p>	

c	<p>DC/18/1541/FUL Cladding to walls above plinth line, New doors and windows, Replacement roof covering of Tesla Glass Solar slates in slate finish, Porch extension.</p> <p>Homeleigh, Marsh Lane</p>
<p>Committee recommended APPROVAL.</p>	

d	<p>DC/18/1387/DEM Prior Notification Application - Demolition - National Grid proposes the dismantling of gasholders and associated redundant infrastructure.</p> <p>Former Gasworks Site, Walton Avenue</p>
<p>Committee NOTED this application.</p>	

e	<p>DC/18/1528/AME Non-Material Amendment on application DC/17/4435/FUL - To remove flat roof to existing side projection and erect pitch hipped roof, and change window to rear elevation for double doors - Roof tiles originally described as 'Red Rosemary' but this should have been Ash Black. Will be utilising as many existing Ash Black tiles as possible, and supplementing remainder with Greystone tiles (photograph attached).</p> <p>17A Beatrice Avenue</p>
<p>Committee recommended APPROVAL.</p>	

f	DC/18/1415/FUL Dropped kerb and new access. 47 High Road East
Committee understand that the proposed access is contrary to Suffolk County Council’s Highways Guidelines and therefore refer SCDC to those comments.	
g	DC/18/1405/TPO To fell Holm Oak causing structural damage to property and paving, and interfering with highway traffic. Holm Oak, 44A Brook Lane
Committee requested that this application be referred to the District Council’s Arboricultural Officer as no plan or evidence had been received detailing the claim that the tree is causing structural damage.	

636. APPEALS

Committee noted the following appeals:

- a) DC/17/2050/FUL** Erection of a 1½ storey dwelling – **40 King Street**
- b) DC/17/4325/OUT** Outline application for one dwelling on land to the side of the house – **3 Estuary Drive**
- c) DC/17/3895/OUT** Outline application for one dwelling – **Land to the rear of 114 High Road West**

637. 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.

638. CORRESPONDENCE

There was no correspondence.

639. CLOSURE

The meeting was closed at 10.55am. The date of the next meeting was noted as being Wednesday 9 May 2018, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/18/0372/FUL | Demolition of existing rear single storey kitchen to make way for new open plan kitchen and dining area.

94 Ranelagh Road

DC/18/0820/FUL | Replacement Dwelling (Resubmission of DC/17/4138/FUL).

29D Quilter Road

DC/18/0849/FUL | Erection of side and rear extensions and alteration to roof structure to permit conversion.

26 Colneis Road

DC/18/1107/FUL | Construction of a Holiday let Barn (B)|

4 Gulpher Cottages Gulpher Road

DC/18/0582/FUL | Proposed first floor extensions and internal alterations |

26 Foxgrove Lane

DC/18/0746/FUL | Proposed Second storey side extension with single storey rear extension and replacement pitched roof to garage | **29 Westmorland Road**

DC/18/0674/FUL | Construction of a single storey rear extension | **18 Chelsworth Road**

DC/18/0685/FUL | 3 Replacement windows and 1 door | **Flat 1 Wellington Court 5 Hamilton Gardens**

Refused (and recommended for Refusal by this Committee):

None.

Approved (and recommended for Refusal by this Committee):

None.

Refused (and recommended for Approval by this Committee):

None.

AGENDA ITEM 8: RICKSHAW HACKNEY CARRIAGE LICENCE **APPLICATION: SUFFOLK RICKSHAW COMPANY**

Licensed rickshaws within the Suffolk Coastal district must be restricted to predetermined routes, notified to the Licensing Team, having been pre-agreed with the relevant Town Council. No meter will be required but fares must be clearly displayed.

A local rickshaw operator, The Suffolk Rickshaw Company, has provided the following information to the Town Council in advance of any formal application to SCDC:

I would like to submit an application to operate the Rickshaw in Felixstowe including the adjacent areas : Trimley St Martin / Trimley St Mary / Walton, the reason behind my request to operate in such a wide area is due to my intention to provide a service to Local Residential Care Homes and Residents who have mobility issues providing them with the opportunity to get out and enjoy the surroundings that Felixstowe has to offer. If I was to limit myself to a specific area then receive a request for a ride from a resident who had issues with mobility it would be most disappointing for me to explain to them that they are not within an area that I am permitted of operate in. Prior to my application for a Rickshaw Hackney Carriage Licence I had contacted and visited some Care Homes in the Felixstowe area to gauge interest in my proposal and received overwhelming support. Residential Care Home visits and transporting residents with mobility issues would be a service that would have to be Pre-booked, my key area of operation would be along the Promenade and the Seafront area. The Rickshaw is a new venture, is very seasonal and trips will not be any significant distance therefore deciding on a Fixed Tariff has not been an easy task, after taking some advice regarding Tariffs I have come to the decision that I would like to operate a 'Pay As You Feel' Tariff as this would allow the customer to decide on what the journey was worth, this would give anyone the opportunity to have a short ride at the end of the day perhaps back to a local car park or enjoy a longer trip say down to Landguard. The 'Pay as you feel' Tariff will be clearly displayed on the Rickshaw and any marketing material; it will also be verbally explained to the customer before a ride is carried out. I will only have one Rickshaw operating on a Rickshaw Hackney Carriage Licence and it will be operated by myself.

I am very focused on providing a service to the Felixstowe Community and also contributing to the development of Felixstowe.

Kind regards,

*Ian Lightfoot
The Suffolk Rickshaw Company*

Committee is requested to consider any recommendation to SCDC in relation to the Licence Application to operate a rickshaw service in Felixstowe.
