



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 M Jepson
Cllr G Newman
Cllr D Savage
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 26 September 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 12 September 2018 as a true record. **(Pages 4-7)**

6. Planning Applications

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

- a) **DC/18/3717/FUL** | Provision of 17 New Beach huts on boat park area and the construction of a water sports parking area through the creation of a hardstanding (as local authority permitted development works).
The Dip Cliff Road
Application: Mr Andrew Jarvis [Link to Documents](#)

- b) **DC/18/3565/FUL** | Conversion to 6 self-contained apartments
South Beach Mansion Bent Hill
Applicant: Parmar Holdings Ltd [Link to Documents](#)

- c) **DC/18/3702/FUL** | Proposed single storey rear extension with a linked garage side extension
51 Rosemary Avenue
Applicant: Mr & Mrs M Learmouth [Link to Documents](#)

- d) **DC/18/3186/FUL** | Proposed Side & Rear Single Storey Extension with proposed Porch
11 Norman Close
Applicant: Mr & Mrs P Lough [Link to Documents](#)

- e) **DC/18/3705/FUL** | Alterations to form new kitchen with detached garage
10 Brook Lane
Applicant: Mr & Mrs Bilton [Link to Documents](#)

- f) **DC/18/1834/OUT** | Hybrid application seeking full change of use to convert existing Police buildings into 18 dwellings with access, and outline for two new dwellings and demolition of existing garage block
Police Station 32 High Road West
Applicant: Mr Chris Rush [Link to Documents](#)

- g) **DC/18/3715/VOC** | Variation of Condition No. 2 of 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. Variation to Drawings - The double garage between Plot 2 and Plot 3 has been changed as two separate single garages to a turning area for Fire Appliances as required by NHBC. Drawings 3502_PL03 and 3502_PL09 have been revised to reflect these changes. The drawings 3502_PL03 to be changed as 3502_PL03A 3502_PL09 to be changed as 3502_PL09A.
Land Between Treetops And Candlet
Applicant: Roseberry Property Dev. Co Ltd [Link to Documents](#)

- h) **DC/18/3546/VOC** | Proposed two dwellings on land to the rear of 1 & 3 Margaret Street, Fronting James Boden Close
1 & 3 Margaret Street
Applicant: Mr & Mrs J Barrett

[Link to Documents](#)

7. Planning Decisions

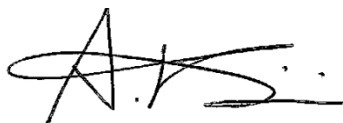
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Pages 8-9)**

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 10 October 2018 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
19 September 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

AGENDA ITEM 5: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 12 September 2018** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr Jon Garfield
 Cllr S Bird (Vice Chairman) Cllr G Newman
 Cllr S Gallant Cllr D Savage
 Cllr Jan Garfield

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

IN ATTENDANCE: Two members of the public

198. PUBLIC QUESTION TIME

A member of the public commented on the First Draft Local Plan and its proposed siting of a replacement leisure centre, stating that it should be kept on the seafront. The Clerk advised that the Council's response to the Leisure Vision Consultation had prioritised the need for any alternative site to be well located to the town, accessible via a range of transport methods and that the existing site should only be used for tourism-led redevelopment. It was also suggested that the member of the public attend the Ordinary Council Meeting at 7.30pm as the Town Council's response to the First Draft Local Plan would be discussed.

199. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr N Barber, Cllr M Jepson, and Cllr K Williams.**

200. 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	All	Local Non-Pecuniary (as Members of Suffolk County Council)

201. REQUEST FOR DISPENSATION

There were no requests for dispensation.

202. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 29 August 2018 be signed by the Chairman as a true record.

203. 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/18/3445/VOC Approval of Reserved Matters - Condition 1 of DC/16/5443/ARM Land South Of High Street Walton
Committee recommended APPROVAL.	
b	DC/18/3478/VOC Variation of condition 2 of application - DC/15/0151/FUL - Demolition of vacant nightclub premises and the erection of new building with commercial floorspace on the ground floor and 21 self-contained flats over. North Sea Hotel
Committee recommended APPROVAL.	
c	DC/18/3440/FUL Proposed single storey side extension, front dining room extension & rear dormer extension at first floor level. 35 Rosemary Avenue
Committee recommended APPROVAL.	
d	DC/18/3446/FUL Alterations to shop front 14 Hamilton Road
Committee recommended APPROVAL.	
e	DC/18/3389/FUL To extend shop on front elevation to extend existing general grocery retail outlet. 51B Wadgate Road
Committee recommended APPROVAL but wish to check the validity of SCC Highways comments in respect of the previous, identical, application under DC/13/3698/FUL.	
f	DC/18/3491/FUL Front Extension 25 Kemsley Road

Committee recommended REFUSAL as it considered the proposals would compromise the otherwise regular street scene and therefore contravene policies DM21(c) & (d) and DM23(e).

g	DC/18/3177/FUL Demolish existing external metal staircase used to access flats 3, 4 & 5 due to metal fatigue and replace with new mild steel metal staircase, gavalnised and powder coated supported by 2 no upright metal supports sited on concrete pads. Rowan Court 46 Orwell Road
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Committee recommended APPROVAL

h	DC/18/3330/FUL I wish to build a conservatory as per the attached plan. Please refer to my pre-planning advice DC/PREAPP/18/2145 in the garden of my apartment. I have designed the conservatory to match in with the original features of the main building. The conservatory will not be visible from the road. Flat 1 52 Princes Road
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Committee recommended APPROVAL.

i	DC/18/3516/TCA Sweet Chestnut in rear garden - thin crown by 15% and lift lower limbs by reducing length by 2.5m. to admit more light. 71 Tower Road
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Committee had NO OBJECTION subject to the proposed work subject to guidance of the District Council's Arboricultural Officer.

j	DC/18/3464/TCA Laburnum in front garden, on boundary between 23 Constable Road and my own house, 25 Constable Road, midway between the pavement and the houses. Tree to be felled because of risk of failure in high winds, and danger from poisonous elements of the tree. 25 Constable Road
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Committee had NO OBJECTION subject to the proposed work subject to guidance of the District Council's Arboricultural Officer.

k	DC/18/3594/TCA To reduce (by 30%) and reshape Bay tree in front garden. 50 Brook Lane
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Committee had NO OBJECTION subject to the proposed work subject to guidance of the District Council's Arboricultural Officer.

204. 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

205. CORRESPONDENCE

The Clerk was pleased to advise Committee that its nomination for the Pier head building and surrounds in the SCDC Quality of Place Awards had resulted in it being shortlisted in the Design category. The Award Judges would be meeting with the Pier operators in October.

RESOLVED that the correspondence be noted.

206. CLOSURE

The meeting was closed at 10.42am. The date of the next meeting was noted as being Wednesday 26 September 2018, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/18/2854/VOC Variation of condition 2 of DC/17/5120/FUL - New replacement dwelling (New design of replacement dwelling) Soundings Golf Road
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DC/18/2537/FUL Proposed erection of 5 bungalows (for people 55 years and over) with associated private drive, parking and external works. Part Rear Gardens And Part Of Allotment Site Rear Of 62 To 80 High Road West

DC/18/2526/FUL New raised decking and balustrade to replace existing, introduction of French doors, and replacement Juliette balconies with 1.8m glass screens. Cotman Lodge Garfield Road

DC/18/2539/FUL Proposed Balcony Langer Ridge 13 South Hill

DC/18/3356/TCA To fell Silver Birch in rear garden. 6 Hamilton Gardens

DC/18/3112/TCA To fell 1no. Bay, 1no. Elder and 1no. Apple tree - trees have outgrown their location. Cordyline - to remove two branches to balance tree. 32 Quilter Road
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DC/18/3159/TCA | T1 Copper Beech - crown lift to 4m. all round to lift crown away from house roof and road/footpath users. T2 Copper Beech - to re-pollard to 4m. (previous pollard height) to keep tree to manageable proportions.

Gravitas House 64 Brook Lane

DC/18/2923/TPO | Sweet Chestnut (T1) - 2-2.5m Crown reduction. This is to crown reduce the sweet chestnut to the previous cut marks completed in 2016 under TPO application ref: DC/15/3542/TPO. Reasons for work are to reduce the risk of windthrow and allow garden clearance. Allowing an increase of light to the property.

1 Cliff Court

DC/18/3376/TCA | T1 Birch in centre of rear garden - reduce by 30% and reshape.

38 Brook Lane

DC/18/3375/TCA | 1 No. Hornbeam to be pollarded 1 No. Honey Locust to be pollarded. 2no. Eucalyptus, 1no. Cherry, 3no. Birch, 1no. Crab Apple, 2no. Apple trees, 1no. Strawberry tree, 1no. Weeping silver pear, 1no. Laburnum, 1no. Rowan, 1no. additional broadleaved tree - all to be crown reduced by up to 30%.

4 College Green

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

Withdrawn:

DC/18/1999/FUL | Proposed detached two storey dwelling and flat over double garage on land associated with No. 9 Manwick Road

9 Manwick Road