



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 10 April 2019** 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 27 March 2019 as a true record. **(Pages 4-7)**

6. Planning Applications

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

- a) **Ranelagh Christian Fellowship Hall Assembly**
Renovation of front extension.
Ranelagh Road
Applicant: Ranelagh Road Christian Fellowship [Link to Documents](#)
- b) **DC/19/1185/FUL** | To demolish side hall extension (for access) and later rebuild larger hall extension and front open porch. Erect part single storey and part two storey rear extension. Remove front ground floor windows and replace with bay windows.
1 Church Road
Applicant: Mr Thomas White [Link to Documents](#)
- c) **DC/19/1207/FUL** | Proposed timber garden summerhouse to rear garden of property
3 Brinkley Way
Applicant: Mr & Mrs Neave [Link to Documents](#)
- d) **DC/19/1186/FUL** | Change of use from annex of dwelling to holiday let unit.
246 Ferry Road
Applicant: Mr S Gallant [Link to Documents](#)
- e) **DC/19/1274/FUL** | Single storey rear extension following demolition of conservatory
26 Dovedale
Applicant: Mrs Leanne Cole [Link to Documents](#)
- f) **DC/19/1255/TCA** | 2 x Sycamores Fell to allow more light into garden. Trees on rear garden rear boundary.
Villa Bonita 58 Maybush Lane
Applicant: Mr Jason McLeod-Spruce [Link to Documents](#)
- g) **DC/19/1196/TCA** | Copper Beech , height 13m, width 15m. Reduce height and spread of crown, to reduce shading of the house and reduce problems associated with leaf litter and bird droppings falling on conservatory roof. The proposed work is to reduce height of crown to 9m and reduce spread of crown to 10.
Gravitas House 64 Brook Lane
Applicant: Mrs Andrea Davis [Link to Documents](#)
- h) **DC/19/1266/TCA** | Front garden 1 x Silver Birch - Fell to ground level
Reason: Union has a hole in the fork and concerned tree may fail
The Jays Martello Lane
Applicant: Owner/Occupier [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. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 1 May 2019 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
3 April 2019

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 27 March 2019** at **9.15am**.

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

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

540. PUBLIC QUESTION TIME

None.

541. APOLOGIES FOR ABSENCE

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

542. 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 | All | Local Non-Pecuniary (as a Member of Suffolk County Council) |

543. REQUEST FOR DISPENSATION

There were no requests for dispensation.

544. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 13 March 2019 be signed by the Chairman as a true record.

545. 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:

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| a | <p>DC/19/0581/FUL Application for full planning permission for demolition/removal of existing structures (carwash, HGV wash and prefabricated cafe) and the erection of Greggs bakery and Enhanced HGV parking with associated car parking, cycle parking, new jet wash, landscaping and associated works including new egress from the site onto Trinity Avenue.</p> <p>Felixstowe Dock Service Area Anzani Avenue</p> |
| <p>Committee recommended APPROVAL. Committee greatly welcomed this application, in particular the provision of a quality food outlet, much needed extra HGV parking, driver facilities and general improvement to the site.</p> | |

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| b | <p>DC/19/0984/FUL Proposed apartment and garaging The Bartlett Undercliff Road East</p> |
| <p>Committee recommended APPROVAL. As per our comments to the previous plan:</p> <p><i>‘Committee welcomed the design of the proposed new building which was sympathetic to the adjacent annex building and Bartlett complex and noted that the additional dwellings would not lead to any overall loss of parking across the site’.</i></p> <p>Committee considered that the new proposal is equally acceptable and would lead to a net increase in parking available for the remainder of the site.</p> | |

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| c | <p>DC/19/0865/FUL Conversion of Redundant Tea Rooms to Residential and Conversion of Stores to Residential 130-136 Hamilton Road</p> |
| <p>Committee recommended APPROVAL. The Committee welcomed the accommodation being proposed which is much needed in the area and noted in particular the additional car parking provided. Committee noted the comments of Environmental Health and support the need for appropriate planning conditions that would minimise the impact of noise and odours from nearby restaurants.</p> | |

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| d | DC/19/0889/FUL To remove roof to garage and replace with higher gabled roof with dormer window. To erect extension to enhance kitchen area. Remove chimney to rear of property. 30 High Road East |
| Committee recommended APPROVAL. | |

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| e | DC/19/0859/FUL Proposed Extension 25 Rosemary Avenue |
| Committee recommend APPROVAL. | |

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| f | DC/19/0851/FUL Single storey front extension 3 Valley Walk |
| Committee recommended APPROVAL. | |

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| g | DC/19/1000/FUL To provide concrete PAD for temporary caravan living accommodation 1 Church Road |
| Committee was unable to comment on the basis of the information provided. However, should the SCDC be minded to approve, we would at least expect permission for the concrete pad to be limited in time, given the purported intent to site temporary caravan accommodation. | |

546. 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.

547. CORRESPONDENCE

The Clerk advised of the following correspondence received:

a) Development Management Arrangements

Committee noted the planning referral arrangements for the new East Suffolk Council.

b) Appeal reference: APP/J3530/W/18/3210761

Committee noted an appeal had been lodged ref. DC/18/0167/FUL – Animal Welfare Centre, 333 High Street, Walton

c) Telecoms Mast

Committee noted installation of Proposed Base Station at CTIL107204_TEF17214_VF1015 at Dooley Road, Trimley Industrial Estate.

d) UK Power Networks 11kV Undergrounding Proposal – Works on Felixstowe Ferry Common Section 28 Consultation

Committee noted proposals and plan for undergrounding of electrical cables at Felixstowe Ferry.

RESOLVED that the correspondence above be noted with no further action required.

548. CLOSURE

The meeting was closed at 10.32 am. The date of the next meeting was noted as being Wednesday 10 April 2019, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/18/1993/FUL | Creation of 5 no. three and four bedroom detached houses plus associated driveways and parking that take access from Ferry Road (re-plan of the scheme approved as part of the reserved matters for the wider site).

Plots 1, 2, 9, 10 And 11 Land West Of Ferry Road Residential Centre Ferry Road

DC/19/0445/FUL | Removal of existing unsafe concrete cliff steps & construction of new purpose made metal/concrete steps with guardings & handrails.

Cliff Steps To Promenade Cliff Road

DC/19/0233/FUL | To add Hardi-Plank to Front and side walls as far as garage/outbuilding

43 Rosemary Avenue

DC/19/0264/FUL | Construct a single storey 2.2m garage extension with a mono pitch roof, onto the already existing garage. New fenestration includes a door and a window on the West (side) elevation and a modern insulated garage door will be installed on the South (front) elevation (similar to the existing garage entrance).

2 Fairfield Avenue

DC/18/4978/FUL | Two Storey front extension to incorporate new Fire Escape staircase. Internal and elevational alterations.

Walton Surgery 301 High Street Walton

DC/18/4860/FUL | Single Storey Rear Extension

46 Lynwood Avenue

DC/19/0528/LBC | Repairs to Listed Building. Including frame, cladding, flat roofs and windows.

The Old Hall 37 High Road East

Refused (and recommended for Refusal by this Committee):

DC/18/4820/FUL & DC/18/4821/LBC | Proposed Replacement Conservatory
2 Cranmer House Maybush Lane

Approved (and recommended for Refusal by this Committee):

DC/19/0392/FUL | Demolition of existing garage and construction of new garage and two storey rear extension

61 Looe Road

Refused (and recommended for Approval by this Committee):

None