



9 am to 4 pm Mondays to Fridays

## TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)	Cllr S Gallant
Cllr Jon Garfield (Vice Chairman)	Cllr G Newman
Cllr N Barber	Cllr D Savage
Cllr S Bird	Cllr S Wiles
Cllr Jan Garfield	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 13 January 2016** at **9.15 am** for the transaction of the following business:

### 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 16 December 2015 as a true record. **(Pages 3-5)**

**5. Planning Applications**

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

- a) **DC/15/4828/VOC** | Application Reference Number: DC/15/3845/FUL Date of Decision: 18/11/2015 Condition Number(s): 2 Conditions(s) Removal: Please refer to covering letter | **Felixstowe Lawn Tennis Club, Bath Road**

Applicant: Shared Access Ltd

[Link to documents](#)

- b) **DC/15/5030/FUL** | Demolish front entrance porch garage and outside store, erect extension to front of house to enlarge kitchen, extend hall and provide toilet. Re-erect garage, extend driveway for parking  
**24 Wentworth Drive Road**  
 Applicant: Mr Stephen Ballam [Link to documents](#)
- c) **DC/15/4859/PN4** | The construction of a water storage reservoir for irrigation  
**Field Adjacent Marsh Lane, Gulpher Road**  
 Applicant: Mr Rory Landman, Trinity College, Cambs. [Link to documents](#)
- d) **DC/15/4740/FUL** | Creation of single storey 2 bay Cart Lodge adjacent to dwelling. | **The Gate House, Maybush Lane**  
 Applicant: Mr Adrian Waterhouse-Taylor, A&A Property Maintenance (Suffolk) Ltd [Link to documents](#)
- e) **DC/15/4340/FUL** | Balcony with entrance from back bedroom. Dark wood, to match conservatory's dark wood look. | **Seabreeze, 3 The Courts**  
 Applicant: Mr John Berntsson [Link to documents](#)
- f) **DC/15/5019/FUL** | Alterations to increase size and appearance of garage  
**15 Priory Road**  
 Applicant: Mr & Mrs S Beales [Link to documents](#)
- g) **DC/15/4869/FUL** | Single storey extension to existing building | **8 The Pines**  
 Applicant: Mr & Mrs C Ferrie [Link to documents](#)
- h) **DC/15/5193/FUL** | Installation of External Scooter Stores  
**Yetton Ward House, Cricket Hill Road**  
 Applicant: Mr Benjamin Bishop [Link to documents](#)
- i) **DC/15/4276/FUL** | Change of use from Hairdressing Salon to Offices  
**3 Manning Road**  
 Applicant: Mr John Botting [Link to documents](#)

## 6. Planning Decisions

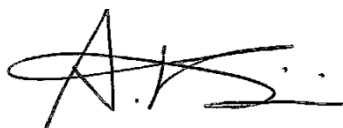
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Page 6)**

## 7. Correspondence

To consider Notice of Appeal relating to Land at Candlet Road under application DC/15/1128/OUT.

## 8. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 13 January 2016 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi**  
**Town Clerk**  
**6 January 2016**

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

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

**MINUTES** of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 16 December 2015** at **9.15am**

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

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

**IN ATTENDANCE:** Cllr P Coleman

### **360. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr N Barber**.

### **361. DECLARATIONS 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)
Cllr G Newman	All	Local Non-Pecuniary (as Member of Suffolk County Council)

### **362. REQUESTS FOR DISPENSATION**

There were none.

### **363. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 2 December 2015 be signed by the Chairman as a true record.

### **364. 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	<p><b>DC/15/4581/FUL   Apartment Building Including Garaging and Cycle Store   The Bartlet Undercliff Road East</b></p>
<p><b>Committee recommended APPROVAL. Committee considered this second application for the proposed apartment building and saw no reason to change its view from that submitted previously at its meeting of 1 July 2015:</b></p> <p><i>Committee recommended APPROVAL. Committee welcomed the design of the proposed new building which was sympathetic to the adjacent annex building and Bartlet complex and noted that the additional dwellings would not lead to any overall loss of parking across the site.</i></p> <p><b>Members carefully considered the reasons for refusal determined by the SCDC Planning Committee.</b></p> <p><b>In regard to reason 1: Committee contests the view that the new building, to any significant degree, would “encroach upon and erode the open setting of this Grade II_ listed building, to the detriment of its intrinsic character and significance”. Committee considers that the position towards the rear of the site partially hidden by the sloping contour and some 18m away from the Bartlet, would present a minimal change to the setting, beyond that already incurred by the development as a whole. Furthermore, it is a very much greater separation than that already in place at the northern end of the development, again reducing the significance or scale of the visual effect.</b></p> <p><b>Overall, the Committee strongly held the view that the site as a whole, incorporating the proposed building, provides a sympathetic, harmonious design, balancing the overall view and enhancing the street scene as a very high quality combination of the modern and heritage elements of the development.</b></p> <p><b>In regards to reason 2: Committee noted and welcomed the contribution to affordable housing which was now being proposed in line with Policy DM2.</b></p>	
b	<p><b>DC/15/2766/FUL   Change of use from shop to dwelling. The unused shop is part of existing dwelling.   18 Manning Road</b></p>
<p><b>Committee noted the additional hand-drawn layout plans and saw no reason to change it original comments, submitted on 9 September 2015:</b></p> <p><i>Committee carefully considered the application and had no objections to the change of use, subject to the applicant having demonstrated that the requirements of policy DM10 (Protection of Employment Sites) have been met; and, any future development of the site to be sympathetic to its setting within the Conservation Area</i></p>	

<b>c</b>	<b>DC/15/4747/FUL</b>   To demolish kitchen extension and extend single storey to rear for sunroom and toilet   <b>29 Church Lane</b>
<b>Committee recommended APPROVAL.</b>	
<b>d</b>	<b>DC/15/4666/FUL</b>   Change of use from tea room to A3 restaurant and A5 take-away.   <b>5 Orwell Road</b>
<b>Committee recommended APPROVAL, subject to the applicant complying with the recommendations of the Environmental Health Officers with regards to ventilation and filtration equipment.</b>	
<b>e</b>	<b>DC/15/4789/FUL</b>   Garage to side of house   <b>12 Beatrice Avenue</b>
<p><b>Committee recommended REFUSAL. The combination of the length and roof design of this proposed extension would result in the unacceptable loss of daylight and general amenity due to its proximity to the habitable rooms of the neighbouring property which, being north-facing, already suffers from limited light. The relevance of this as emphasised by the neighbouring property's comment that they have felt it necessary to enlarge the windows to this elevation in response to previous extensions. Committee therefore consider this application to be in contravention of policies DM23(b)(c) and (e). Furthermore, Committee considers that the height of the roof line to be in contravention of policy DM21 where it relates to design aesthetics.</b></p>	

### **365. PLANNING DECISIONS**

**Committee NOTED 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.**

### **366. CORRESPONDENCE**

**Committee NOTED that there was a consultation event being held at Felixstowe International College today from 3pm-6.30pm. This was in advance of an application being submitted to SCDC for an accommodation block on the college site.**

### **367. CLOSURE**

**The meeting was closed at 10.30am. The date of the next meeting was noted as being Wednesday 13 January 2016, 9.15am at Felixstowe Town Hall.**

Date: \_\_\_\_\_

Chairman: \_\_\_\_\_

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

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

**DC/15/4579/FUL** | Construction of new build sports changing rooms and sports club facilities to replace existing building | **Felixstowe And Walton United Football Club Dellwood Avenue**

**DC/15/4355/FUL** | Change of use from office use to a Tattoo Studio (Sui Generis) | **139-141 Hamilton Road**

**DC/15/4337/FUL** | Proposed second storey side extension and detached carport | **2 Walnut Close**

**DC/15/3576/FUL** | Reprofilng of the promenade and improvement access to the front of the Pier from the Leisure Centre car park | **Felixstowe Leisure Centre Undercliff Road West**

**DC/15/4007/FUL** | Installation of energy efficient climate control system including external wall mounted air conditioning units at rear of shop premises. Premises currently has no means of heating or cooling. | **48-50 Hamilton Road**

**DC/15/4747/FUL** | To demolish kitchen extension and extend single storey to rear for sunroom and toilet | **29 Church Lane**

**DC/15/4647/FUL** | To demolish conservatory and kitchen extension. Erect family/kitchen as ground floor extension. | **10 Newry Avenue**

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

**DC/15/4493/FUL** | Construction of a new Commercial Trailer MOT Testing Station and associated offices/new vehicular access to Carr Road and hardstanding areas. | **R T J Trailers 16-18 Sunderland Road**

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

None

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

None

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