



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 26 August 2015** at **9am** 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 Plans Committee meeting held on 12 August 2015 as a true record. **(Pages 3-7)**
- 5. Planning Applications**
To consider the following planning applications received since the previous meeting:
 - a) DC/15/2967/FUL | Installation of 3 new wall mounted charge points within existing parking area for electric cars. | Custom House View Point Road**
Applicant: Mr Ken Rawe
[Link to documents](#)

b) DC/15/3014/VOC | Variation of condition no. 4 (hours of use) of DC/15/0706/FUL - Function Room & Additional Letting Room in conjunction with The Fludyers Hotel Adjacent | **Cotman Hall Undercliff Road East**
Applicant: The Fludyers Hotel

[Link to documents](#)

c) DC/15/3161/ARM | Approval of Reserved Matters of DC/14/0060/OUT - Outline application for one dwelling to the East and one dwelling to the West of 19 Cliff Road | **19 Cliff Road**

[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 8-9)**

7. Felixstowe Peninsula Area Action Plan

To consider any update on matters relating to the Felixstowe Peninsula Area Action Plan.

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 9 September 2015 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
19 August 2015

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

AGENDA ITEM 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 12 August 2015** at **9.15am**

PRESENT: Cllr A Smith (Chairman) Cllr S Wiles
Cllr D Savage
Cllr S Bird

OFFICERS: Mrs R Jones (Estates Officer)
Mrs S Morrison (Administrative Assistant)

143. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Gallant, Cllr Jan Garfield, Cllr Jon Garfield, Cllr G Newman** and **Cllr K Williams** and noted from **Cllr N Barber**.

144. DECLARATIONS OF INTEREST

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

145. REQUESTS FOR DISPENSATION

There were none.

146. CONFIRMATION OF MINUTES

It was **RESOLVED** that:

The Minutes of the Planning & Environment Committee Meeting held on 29 July 2015 be signed by the Chairman as a true record.

147. 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/15/2660/FUL Erect two storey extension to enlarge hall and bedroom over 4 Grasmere Avenue
Committee recommended APPROVAL	

b)	DC/15/2364/FUL Installation of external wall insulation on to the front, left, right and rear elevations of the property. 30 Beach Road West Applicant: Mr Patrick Rea
Committee recommended APPROVAL	

c)	DC/14/3279/FUL Extension off garage and conversion of roof void of garage to form chalet bungalow. 230 High Street Walton Applicant: Mrs Julie Cowan
Committee recommended APPROVAL	

d)	DC/15/2745/FUL Tyre Storage building Units 4 To 7 Langer Park Industrial Estate Holland Road Applicant: Trinity Tyres Ltd
Committee recommended APPROVAL for this sympathetic design.	

e)	DC/15/2802/FUL Proposal of new shop front and signage scheme. Replacement of existing extraction equipment on roof and new condensers. 55 Undercliff Road West Applicant: Mr Ponniah Ganesh
Committee recommended APPROVAL subject to the extraction units continuing to vent horizontally in a seaward direction thereby minimising any potential odour issues for the nearby residents of South Hill. The application to upgrade the shop frontage is welcome. The Committee also recommended APPROVAL for application DC/15/2803/ADN in relation to the proposed signage.	

f)	DC/15/3026/FUL Proposed single storey infill front extension 16 Sunningdale Drive Applicant: Ms L Sampson
Committee recommended APPROVAL	

g)	DC/15/3128/FUL To extend garage at rear as utility room. Remove roof and first floor bedroom and toilet. and expand first floor accommodation in roof for 3 bedrooms and bathroom all with dormers. 5 Goyfield Avenue Applicant: Mr Christopher Bore
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Committee recommended APPROVAL strictly subject to the removal of the side facing dormer window on rear bedroom 3 as the Committee believe it would be an unacceptably intrusive overlooking of the neighbour's rear garden.

h)	DC/15/2588/FUL To extend at first floor level over front entrance porch. 7 Buttermere Green Applicant: Mrs Rosalind Page
Committee recommended APPROVAL	

i)	DC/15/2935/FUL & DC/15/2936/LBC Removal of defective conservatory, although with retention of walls/floor, and erection of replacement sunroom The Coach House Hamilton Gardens Applicant: Mr & Mrs R Cordy
The Committee recommended APPROVAL, having considered all aspects of the development and believe it to be an appropriate replacement in relation to this attractive listed building.	

j)	DC/15/2658/PN3 Notification for Prior approval for a proposed Change of Use from Offices to Residential dwelling 3A Constable Road Applicant: Mrs Elizabeth Davies
The Committee notes the application for prior notice approval for change of use from offices to residential. However, we draw the District Council's attention to the previous use of part of the building as part of a podiatry clinic thereby not being subject to a prior approval process on the ground floor.	

k)	DC/15/2693/DRC Discharge of Condition 4 (ventilation and extract equipment) on Planning Permission DC/15/1463/FUL 51-53 Undercliff Road West Applicant: Mr Sivapathem Kanesanithy
Noted by the Committee	

l)	DC/15/0970/FUL Installation of external wall thermal insulation 37 Holland Road Applicant: Mr Olle Nygren
Committee recommended APPROVAL	

m)	<p>DC/15/2975/FUL Replacement of existing UPVC conservatory with timber framed sunroom Replacement of existing summerhouse with new timber clad summerhouse Construction of new shallow dormer to roof to increase head height in future bathroom Rose Cottage, The Ferry Applicant: Ms Vicky Thornton</p>
<p>The Committee recommends REFUSAL – the Committee has no concerns about the various aspects of the application other than the significant overlooking of the nearby properties and curtilages from the proposed balcony which the Committee believes is unacceptable and must recommend Refusal in the absence of any alterations to obviate that issue.</p>	

n)	<p>DC/15/3046/FUL Demolish conservatory and erect extension on side of house for lounge 12 Sudbourne Road Applicant: Mr Peter Whitehart</p>
<p>Committee recommended APPROVAL</p>	

o)	<p>DC/15/2887/FUL Proposed new dwelling to side of existing flats 18 Beatrice Avenue Applicant: Mr & Mrs D Kemble-Taylor</p>
<p>Committee recommended REFUSAL on the basis that:-</p> <p>a) Beatrice Avenue has distinctive architecture and we believe the proposed development is contrary to Policies SP15 Landscape and Townscape and DM21 in that it does not sit comfortably in the distinctive and attractive street scene of Beatrice Avenue, a gateway to the town. The proposed extension is cramped in form and would damage the architectural balance of the existing purpose-built design forming the two maisonettes.</p> <p>b) It would be an unacceptable loss of residential amenity to both the existing maisonettes at ground and first floor levels by virtue of loss of light and also by an overbearing presence in respect of the limited curtilage of the No 22 Beatrice Avenue.</p> <p>c) We believe the very narrow access way to the proposed unit which appears to scale at some 750mm is inadequate both in terms of safe access and egress, disabled access and the ability to move large pieces of furniture and equipment.</p>	

p)	DC/15/2934/TCA To fell 3no. pollarded Limes on Orwell Road frontage Flat 1 89 Princes Road Applicant: Mr Rob Cracknell
Committee recommended APPROVAL subject to all work taking place under the supervision of the District Council’s Arboricultural Officer. We do not believe these trees make a material contribution to the Conservation Area.	

148. 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 this agenda.

149. FELIXSTOWE PENINSULA AREA ACTION PLAN

The Committee received a brief report from the Chairman about the recent meeting. Members were advised to contact the Planning Officer at the District Council directly if they wanted to make further comments on the draft Area Action Plan document.

150. CORRESPONDENCE

None

151. CLOSURE

The meeting was closed at 11.45pm. The date of the next meeting was noted as being Wednesday 26 August 2015 at the earlier time of 9am at Felixstowe Town Hall.

Date: _____

Chairman: _____

AGENDA ITEM 6: PLANNING DECISIONS

Approved (and recommended for Approval by this Committee):

DC/15/2223/FUL Two storey extension and internal alterations 3 St Georges Road
DC/15/2524/FUL Construction of a new dwelling to the rear garden of 12 High Road East 12 High Road East
DC/15/2741/FUL To erect extension in rear garden for garden room. 63 Gosford Way
DC/15/2511/FUL Wooden shed butting up to bungalow wall (1A Waveney Road) to the perimeter fence. Size 12 foot long, 3 foot 3 inches at its widest. 8 foot 6 inches from ground to highest point of pented roof. This shed has not been started. In our application for advice, I had not included the window in this shed, but have now added a window. I also need planning permission in retrospect for a small wooden shed already in place at the side of the property - it is 4'8" long, 3' wide and 4'8" high at its tallest point 1A Waveney Road
DC/15/2591/FUL Enclosure of existing balcony and replacement of five windows to flat. 5 Cardinals Court Queens Road
DC/15/2405/FUL Proposed Boundary Fence Redtops 2 Candlet Grove
DC/15/2256/FUL Erection of single storey conservatory extension 26 Glenfield Avenue
DC/15/2418/LBC Proposed replacement of lantern windows and 5 no. roof lights 1 The Mews Bath Road
DC/15/3174/PNH Demolition of existing flat roofed timber extension. Construction of larger brick extension with flat roof 6 Barons Close
DC/15/2659/FUL Removal of flat roof to garage/kitchen and front porch and replace with pitched tiled roof. 78 Ferry Road
DC/15/2692/DRC Details as required by Condition 3 of Planning Consent DC/15/1324/FUL Land Off Fagbury Road
DC/15/2639/FUL - Proposed forward extension of garage and provide pitch roof to same - front extension - 43 Langley Avenue Felixstowe Suffolk IP11 2ND

Refused (and recommended for Refusal by this Committee):

DC/15/2444/FUL | A single bedroom dwelling to be constructed on the brownfield site. There is an existing approval C10/0261 for a boat workshop, sun room and shower room, the foundations for which have already been built. The proposed single bedroom dwelling will be built directly on the existing foundations and conform to the outline of the existing approval. The single bedroom will be provided by constructing a new first floor above the workshop to be reached by stairs from the sun room. The remainder of the first floor will comprise a large store room. Daylight to the bedroom will be provided by high level windows in the south slope of the room and french windows with an escape balcony in the gable wall facing west. | **Bligh Manor The Ferry**

Approved (and recommended for Refusal by this Committee):

None

Refused (and recommended for Approval by this Committee):

DC/15/2101/FUL- Apartment building including garaging and cycle store - **The Bartlet Undercliff Road East Felixstowe Suffolk IP11 7LS**