



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE:

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

You are hereby summoned to attend a meeting of the **PLANNING & ENVIRONMENT COMMITTEE** to be held at the **Town Hall, Felixstowe** on **Wednesday 11 January 2017** at **9.15 am** for the transaction of the following business preceded by:

- i. **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.

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 14 December 2016 as a true record. **(Pages 4-8)**

5. Comments to Planning Applications Submitted Under Delegated Powers

To note the comments submitted to Suffolk Coastal District Council by the Clerk in accordance with delegated authority for applications received since the date of the previous agenda with a deadline for response prior to the date of this meeting. **(Page 9)**

6. Planning Applications

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

- a) **DC/16/5169/FUL** Replacement of existing slate roof covering with clay roman tiles - only applies to main house and not west wing
Ridley House, Maybush Lane
Applicant: Mr & Mrs N Weir [Link to Documents](#)
- b) **DC/16/4772/FUL** | To convert building from 2 flats to 4 apartments with alterations and proposed two storey rear extension. Widen existing crossover and extend parking for six vehicles. | **51 Princes Road**
Applicant: Mr Robert Snow [Link to Documents](#)
- c) **DC/16/4886/FUL** | Proposed detached dwelling, two bay garage and new vehicular access to land adjacent **The Postern | The Postern Marcus Road**
Applicant: Mr Harry Berry [Link to Documents](#)
- d) **DC/16/5343/FUL** | Two storey rear extensions and new porch
7 Picketts Road
Applicant: Mrs K Harrison & Mrs D Smith [Link to Documents](#)
- e) **DC/16/5303/FUL** | Two storey gable end extension with internal alterations to existing to suit | **12 Ataka Road**
Applicant: Mr Peter Davies [Link to Documents](#)
- f) **DC/16/5298/FUL** | Garage Extension | **2 Wentworth Drive**
Applicant: Mr Zulf Mukhtar [Link to Documents](#)
- g) **DC/16/5299/FUL** | Garage Extension | **6 Wentworth Drive**
Applicant: Mr Zulf Mukhtar [Link to Documents](#)
- h) **DC/16/5300/FUL** | Garage Extension | **10 Wentworth Drive**
Applicant: Mr Zulf Mukhtar [Link to Documents](#)
- i) **DC/16/5301/FUL** | Garage Extension | **12 Wentworth Drive**
Applicant: Mr Zulf Mukhtar [Link to Documents](#)
- j) **DC/16/5401/TCA** | Lime tree in rear garden: Option A to be felled; too large for garden. Option B to reduce by 50% to make more manageable for size of garden. | **The Red House 33 Gainsborough Road**
Applicant: Mr Michael Brazier [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 10)**

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 25 January 2016 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
4 January 2017

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

Meetings of the Town Council and its Committees are open to the press and public who are welcome to attend

AGENDA 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 14 December 2016** at **9.15am**

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

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

IN ATTENDANCE: 9 Members of the Public.

Prior to the start of the meeting the Chairman, Cllr Andy Smith advised Committee that this was Mrs Rosemary Jones' last day of employment with Felixstowe Town Council. Cllr Smith paid tribute to the Estates Officer for her service in support of the Town Council's consideration of planning matters over the past 18 years.

PUBLIC QUESTIONS

The Chairman instructed that the Estates Officer would be providing a summary of the proposed amendments for DC/16/3776/ARM at item 365i and would permit public comments at that stage, prior to Committee's consideration of that application.

361. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr S Gallant** and **Cllr K Williams**.

362. DECLARATION 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)
Cllr G Newman	All	Local Non-Pecuniary (as a Member of Suffolk County Council)
Cllr S Bird Cllr D Savage Cllr G Newman	365a	Local Non-Pecuniary (having previously awarded ECB/Locality Funding to the Football Club)
Cllr D Savage	365f	Pecuniary (as a close neighbour to the application property)

In declaring that her interest in item 365f was Pecuniary in nature, Cllr Savage advised that she should be leaving the chamber prior to and during the consideration of that item.

363. REQUEST FOR DISPENSATION

There were none.

364. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 30 November 2016 be signed by the Chairman as a true record.

365. PLANNING APPLICATIONS

In advance of consideration of item 365i (DC/16/3776/ARM) Committee heard representations from 5 members of the public outlining their reasons why they believed the application should be rejected.

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/16/4846/FUL New proprietary grand stand Felixstowe And Walton United Football Club Dellwood Avenue
Committee recommended APPROVAL.	
b	DC/16/4470/FUL To install a CCTV camera on a mast no higher than 10m in the Clifflands Car Park. Please see note 1 on the Addendum Clifflands Car Park Cliff Road
Committee recommended APPROVAL.	
c	DC/16/4801/FUL Proposed single-storey extension to rear of property 5 Picketts Road
Committee recommended APPROVAL.	
d	DC/16/4918/FUL Garage & Workshop at rear of garden (domestic purposes). Garden room extension. Amended pavement crossover. 2m boundary wall to rear. 93 High Road East
Committee recommended REFUSAL. Whilst Committee had no objections to the garden room, it considered that the oversized and intrusive garage and workshop would cause damage to neighbour amenity and would lead to the unacceptable vehicle movements in the garden area.	

e	DC/16/4788/FUL To widen existing vehicular crossover. To extend property to provide entrance porch and utility room. 50 High Road East
Committee recommended APPROVAL.	

At this point, Cllr D Savage left the room.

f	DC/16/4804/FUL Insertion of new window in east elevation. 20 High Beach
Committee recommended APPROVAL.	

At this point, Cllr D Savage returned.

g	DC/16/4946/FUL Proposed enclosure of ground floor canopy formed by first floor Martello Place Golf Road
Committee recommended APPROVAL.	

h	DC/16/4706/COU Change use from A1 to A3 2 Crescent Road
Committee recommended APPROVAL.	

i	DC/16/3776/ARM Submission of reserved matters pursuant to outline planning permission DC/13/3069/OUT for the creation of 198 no. one, two, three and four bedroom houses and apartments, plus associated roads, paths, driveways, car parking, landscaping and public open space. Land West Of Ferry Road Residential Centre Ferry Road
<p>Committee considered the amendments to the Outline permission based primarily on those documents available in the public domain via the SCDC website prior to the meeting, namely those posted with a date created of 6/12/16 and before.</p> <p>However, we were informed of some later exchanges and amended documents made available to our Estates Officer on the day prior to the meeting. These were not in the public domain and hence Committee Members have not been able to examine and consider</p>	

these prior to the meeting, or critically for public comments thereon to be received.

Committee has endeavoured to take account of this later information but this cannot be said to have been an adequately informed debate. We therefore most strongly request that no report is prepared by SCDC for their Planning Committee until final comments have been received both from the Town Council at its next meeting on 11th January 2017, in the light of any comments received from the public at that time, based on any documents available on the SCDC website until 4th January at the latest, and in the same form as those to be presented to the SCDC Planning Committee.

However, in respect of the changes as we currently understand them; with reference to our previously submitted comments, Committee was pleased to see the significant changes to the Public Right of Way which give it a much improved and safer environment.

In respect of our other 5 comments, whilst we welcome the small improvement in the relation to the location of plots adjacent to the eastern part of Estuary Drive, we see nothing else in the amended plan which would cause us to change our existing view of the proposal.

Furthermore, in relation to realignment of plots 191-195 (revised plan R) the represent a deterioration in the amenity to nos. 78 and 76 Ferry Road. Hence reinforcing our overall concern about the plan.

Committee remains unclear and uneasy about drainage proposals, a matter on which there is significant public concern in light of previous local flooding issues and we request the SCDC take those in to careful and very specific consideration in the their discussions with the drainage authority.

Having considered the revised layout as published (revision R) Committee took the view that this cannot reasonably considered to be a minor amendment to the previous reserved matters application and we therefore request that the applicant be required to resubmit a full and detailed Reserved Matters application.

j	DC/16/4870/TPO Goat Willow (TPO T2) - to be felled; impractical position, restricting amenity space. Animal Welfare Centre 333 High Street Walton
Committee had NO OBJECTIONS subject to the works taking place under the guidance of the District Council's Arboricultural Officer.	

366. 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.

367. CORRESPONDENCE

- a) DC/16/2778/OUT - Land North of Walton High Street.** Committee were advised that following consultation with the Chairman, the Clerk had not requested that this be referred to SCDC Planning Committee for consideration.

Committee NOTED the above correspondence and approved the action taken.

368. CLOSURE

Committee recorded a vote of thanks to Mrs Jones for her long service to the Council.

The meeting was closed at 11.56am. The date of the next meeting was noted as being Wednesday 11 January 2017, 9.15am at Felixstowe Town Hall.

In accordance with approved delegation arrangements it was noted that the Clerk would respond to any consultations on behalf of the Town Council's Planning & Environment Committee, following consultation with the Chairman and/or Vice-Chairman, should consultation close before the next Planning & Environment Committee meeting (*Minute #346 of 2015/16 refers*).

AGENDA ITEM 5: PLANNING COMMENTS SUBMITTED UNDER DELEGATED POWERS

The following comments were submitted in accordance with approved delegation arrangements (*Minute #346 of 2015/16 provides that the Clerk may respond to any consultations on behalf of the Town Council's Planning & Environment Committee, following consultation with the Chairman and/or Vice-Chairman, should consultation close before the next Planning & Environment Committee meeting.*)

DC/16/4735/FUL Proposed Single Storey Side Extension 15 Windermere Road
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<i>Consultation Deadline: 27 December 2016</i>
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Comment: Recommend approval, subject to confirmation that the roof lights indicated in the new pitch roof are solely to light the existing loft space, and that there is no new residential use at first floor level, or new access other than as existing to the roof space.

DC/16/5076/TPO To reduce height of 4 Beech trees to front/side of property by 50% because of dominant presence over property and lean towards the property. The Cottage 16 High Road East
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<i>Consultation Deadline: 29 December 2016</i>
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Comment: No objection

DC/16/5052/FUL New Entrance Screen and Canopy (Option 3) Pavilion Court Hamilton Gardens

<i>Consultation Deadline: 2 January 2017</i>
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Comment: Recommend approval.

DC/16/5169/FUL Replacement of existing slate roof covering with clay roman tiles - only applies to main house and not west wing
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Ridley House, Maybush Lane

<i>Consultation Deadline: 2 January 2017</i>
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Comment: None at present – in discussion with Conservation at SCDC. Committee to consider at 11 January meeting.
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DC/16/5213/FUL Replacement of front doors and glazed side panels either side of front doors to main entrance into Christ Church, Church and replacement of a further single side door further along the South West elevation of the church with new sealed double glazed aluminium units

Christ Church Felixstowe Grange Farm Avenue
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<i>Consultation Deadline: 4 January 2017</i>
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Comment: Recommend approval.

DC/16/5054/FUL New Entrance Screen and Canopy (Option 1) Pavilion Court Hamilton Gardens

<i>Consultation Deadline: 8 January 2017</i>
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Comment: Recommend approval.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/16/4011/FUL | Construction of a Lidl foodstore together with customer access from Haven Exchange South and A154, landscaping, parking and associated engineering works | **Land At Haven Exchange Haven Exchange South**

DC/16/4503/FUL | Domestic Property changing attached garage to a domestic room with a 2nd storey above | **8 Links Avenue**

DC/16/4479/FUL | Proposed single storey rear extension to existing cartlodge | **Hill House Gulpher Road**

DC/16/4381/PN3 | Prior Notification - Proposed change of use from office to residential to provide 24 units including existing caretaker flat | **Cliff House Chevalier Road**

DC/16/4172/FUL | Renovation of shopfront - Replacing of existing timber shop windows with modern & contemporary full height 12mm toughened clear glass and central frame-less glass DDA compliant door | **Bugattis Fish Bar 226 High Street Walton**

DC/16/4034/FUL | Single storey side conservatory | **41B Brook Lane**

DC/16/4539/TEL | "Installation of radio equipment housing ancillary to existing telecommunications mast." | **Felixstowe Lawn Tennis Club Bath Road**

DC/16/4400/FUL | Proposed Two Storey Side Extension | **37 Western Avenue**

DC/16/4208/FUL | Single Storey Side & Rear infill extension | **45 Garrison Lane**

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):

DC/16/4674/FUL | Proposed three bay garage | **184 Grange Road**