



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 16 November 2016** 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 2 November 2016 as a true record. **(Pages 4-7)**

5. Planning Applications

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

- a) **DC/16/4127/COU** | Change of use of land for the storage of caravans
Cowpasture Farm Gulpher Road
 Applicant: Miss Heather Stennett [Link to documents](#)
- b) **DC/16/4185/LBC** | Alteration of approved units 5 & 6 to form single dwelling, including minor alterations to existing structure and replacement of one window with patio doors. | **The Bartlet Undercliff Road**
 Applicant: Mr Peter Blemmings [Link to documents](#)
- c) **DC/16/4479/FUL** | Proposed single storey rear extension to existing cartlodge | **Hill House Gulpher Road**
 Applicant: Mr & Mrs Richard Monk [Link to documents](#)
- d) **DC/16/4381/PN3** | Prior Notification - Proposed change of use from offices to residential to provide 24 units including existing caretaker flat
Cliff House Chevalier Road
 Applicant: Mr Guy Gredley, C/O Agent [Link to documents](#)
- e) **DC/16/4522/FUL** | Remove existing manual doors from the shop front and replace with automated bi fold doors painted white RAL9010
64 Hamilton Road
 Applicant: Mr Richard Danvers [Link to documents](#)
- f) **DC/16/4424/PN3** | Part 3 GPDO Prior Notification - prior approval of change of use from offices (use class B1a) to up to 197 residential apartments (use class C3) including associated internal works.
Anzani House, Anzani Avenue
 Applicant: The Exilarch's Foundation [Link to documents](#)
- g) **DC/16/4483/FUL** | Car Port & Store with 2m boundary fencing
15 Cliff Road
 Applicant: Mr & Mrs P Hicks [Link to documents](#)
- h) **DC/16/4503/FUL** | Domestic Property changing attached garage to a domestic room with a 2nd storey above | **8 Links Avenue**
 Applicant: Mr David Emanuel [Link to documents](#)
- i) **DC/16/4387/FUL** | Conversion to nine letting room HMO | **1 Granville Road**
 Applicant: Daniel Desmond Properties [Link to documents](#)
- j) **DC/16/4400/FUL** | Proposed Two Storey Side Extension
37 Western Avenue
 Applicant: Mr & Mrs R Ward [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)**

7. SCDC Response to Formal Complaint

To consider the 27 October response received from the Chief Executive of Suffolk Coastal District Council to Committee's complaint dated 30 September 2016.

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 30 November 2016 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
9 November 2016

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 Old Felixstowe Community Hall on **Wednesday 2 November 2016** at **9.15am**

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

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

IN ATTENDANCE: Mr T Yeo, applicant for Landguard 1 Car Park View Point Road.

In the absence of the Chairman, Vice Chairman Cllr Jon Garfield in the chair.

PUBLIC QUESTIONS

Mr T Yeo gave a brief overview of his application DC/16/4252/FUL for a refreshments kiosk at Landguard 1 Car Park View Point Road. Members outlined concerns about the potential for increased litter and Mr Yeo advised that staff would be asked to keep an eye on the area. Mr Yeo left the meeting at this point.

288. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr A Smith** and **Cllr S Gallant**.

289. DECLARATION OF INTEREST

Member(s)	Minute No.	Nature of Interest
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)

290. REQUEST FOR DISPENSATION

There were none.

291. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee Meeting held on 19 October 2016 be signed by the Chairman as a true record.

292. 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/16/4252/FUL Refreshments kiosk Landguard 1 Car Park View Point Road
Committee recommended APPROVAL. However, in anticipation of a more permanent visitor's centre in the future, Committee requests that this application be given temporary permission for up to 5 years. Committee also requests that there be no cooking of food at this kiosk.	
b	DC/16/3924/OUT Outline proposals for one dwelling on land to rear of 61 Princes Road 61 Princes Road
Committee recommended APPROVAL.	
c	DC/16/4129/FUL Revised garage detail to that approved under (DC/15/4740) including roller shutter doors set behind brick piers The Gatehouse Maybush Lane
Committee recommended APPROVAL.	
d	DC/16/4227/COU Change of Use of garage for use as dog grooming parlour for one dog at a time as approved under DC/14/2686/FUL 20 Wentworth Drive
Committee recommended APPROVAL subject to the specific limitations given under DC/14/2686/FUL being imposed.	
e	DC/16/4333/FUL Proposed extension to rear and side of property (Including 1st floor) and internal alterations 9 Beatrice Avenue
Committee recommended APPROVAL.	
f	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
Committee recommended APPROVAL.	

g	DC/16/4034/FUL Single storey side conservatory 41B Brook Lane
Committee recommended APPROVAL.	

h	DC/16/4208/FUL Single Storey Side & Rear infill extension 45 Garrison Lane
Committee recommended APPROVAL.	

i	DC/16/4190/FUL Garden building (PD rights removed) 12 Red Hall Court
Committee recommended REFUSAL. Committee considers that design, height and scale of this garden building to be in contravention of DM21; and, that it neither preserves, nor enhances the Conservation Area.	

293. 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.

294. CONSULTATION: PLANNING APPLICATION SCC\0194\16 TO BE DETERMINED BY SUFFOLK COUNTY COUNCIL

Committee recommended APPROVAL of the proposed Extension of use to accept 'Trade Waste'. Change of permitted hours of operation at Felixstowe Household Waste Recycling Centre, Carr Road, Felixstowe, Suffolk.

295. CONSULTATION: FELIXSTOWE PENINSULA AREA ACTION PLAN PROPOSED MAIN MODIFICATIONS

Committee considered that the Main Modifications and Additional Changes to the Felixstowe Peninsula Area Action Plan would satisfactorily address matters of soundness and legal compliance. However, concerns were raised about modifications to FPP4 as detailed under Main Modification FPAAP-MM9. This proposed to remove the need for “any alternative venue for the Rifle Club to be equivalent (or greater) in terms of...accessibility in comparison to the existing facility”. Committee understood that the Rifle Club facility was well-used by members of the East Suffolk Association for the Blind and accessibility of any new venue would be critical to this community. As such, Committee did not agree that this requirement should be removed from policy FPP4.

Committee RESOLVED that the Clerk respond to the consultation on the basis above.

296. CORRESPONDENCE

- a) Appeal ref APP/J3530/W/16/3155285.** Notification of an appeal made to the Secretary of State against the decision of Suffolk Coastal District Council to refuse planning permission for Apartment Building Including Garaging and Cycle Store
- b) Meeting Place Communications on behalf of Barratt Homes Eastern.** Offer of a meeting for Members prior to submission of reserved matters proposals for Land rear of Walton Hall, High Street, Walton.

Committee NOTED the above correspondence and agreed that the Clerk should ask Meeting Place Communications to hold a public meeting on their proposals and invite Councillors to this rather than a meeting for Councillors only.

297. CLOSURE

The meeting was closed at 11.30am. The date of the next meeting was noted as being Wednesday 16 November 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/16/3973/ARM Approval of Reserved Matters on application DC/15/4221/OUT - Outline application for one dwelling on part gardens fronting St Georges Road - New drawings and Contaminated Land Questionnaire submitted 15 Cliff Road
DC/16/3696/FUL Rear extensions and alterations High View The Ferry
DC/16/3629/FUL Proposed single storey extension/replacement conservatory 55 Valley Walk
DC/16/3630/FUL To divide existing 5 bed dwelling into two separate 3 bed and 2 bed dwellings. 276 High Street Walton
DC/16/3601/FUL Conversion of an existing 20 bedroom nursing home into 7 flats Suffolk Private Retirement Home 9 Sea Road
DC/16/3775/VOC Variation of Conditions 2 & 13 of Planning Consent DC/14/0358/FUL (Erection of four single-storey dwellings). Land At Parsonage Close
DC/16/4363/AME Non Material Amendment to DC/14/2688/FUL - Proposed single storey side extension, demolition of existing double garage and erection of single garage - Re-cladding of existing walls with Grey Hardi-plank weatherboard cladding over existing brick plinth The Anchorage 16 Croutel Road
DC/16/3782/TCA Rowan Tree to side of house - Prune to reshape and minimise boundary overhang and shading. 2no. Apple trees to front of house (RHS) to be felled - trees in advanced decline. 58 Orwell Road

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
