



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 2 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 19 October 2016 as a true record. **(Pages 4-6)**
- 5. Planning Applications**
To consider the following planning, and other, applications received since the previous agenda:

- a) **DC/16/4252/FUL** | Refreshments kiosk
Landguard 1 Car Park View Point Road
Applicant: Mr Tim Yeo [Link to documents](#)
- b) **DC/16/3924/OUT** | Outline proposals for one dwelling on land to rear of 61
Princes Road | **61 Princes Road**
Applicant: Mr & Mrs O Forrest [Link to documents](#)
- 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
Applicant: Mr & Mrs P Scott [Link to documents](#)
- 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
Applicant: Mrs E Jones [Link to documents](#)
- e) **DC/16/4333/FUL** | Proposed extension to rear and side of property
(Including 1st floor) and internal alterations | **9 Beatrice Avenue**
Applicant: Mr & Mrs S Daniels [Link to documents](#)
- 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
Applicant: C/O Agent [Link to documents](#)
- g) **DC/16/4034/FUL** | Single storey side conservatory | **41B Brook Lane**
Applicant: Mr Fiddy [Link to documents](#)
- h) **DC/16/4208/FUL** | Single Storey Side & Rear infill extension
45 Garrison Lane
Applicant: Mr Mrs M Packwood [Link to documents](#)
- i) **DC/16/4190/FUL** | Garden building (PD rights removed)
12 Red Hall Court
Applicant: Mrs C Corker [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 7)**

7. Consultation: Planning Application SCC\0194\16 to be determined by Suffolk County Council

To consider any response to a Suffolk County Council application for the extension of use to accept 'Trade Waste' and change of permitted hours of operation at Felixstowe Household Waste Recycling Centre, Carr Road.

8. Consultation: Felixstowe Peninsula Area Action Plan Proposed Main Modifications

To consider any response to the Felixstowe Peninsula Area Action Plan Proposed Main Modifications documents. **(Pages 8-9)**

9. Correspondence

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 16 November 2016 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
27 October 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 ITEM 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Old Felixstowe Community Hall on **Wednesday 19 October 2016** at **9.15am**

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

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

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

263. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr A Smith** and **Cllr K Williams**.

264. DECLARATION OF INTEREST

There were none.

265. REQUEST FOR DISPENSATION

There were none.

266. DECLARATION OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant 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)

267. REQUEST FOR DISPENSATION

There were none.

268. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee Meeting held on 5 October 2016 be signed by the Chairman as a true record.

269. 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/16/4011/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
Committee recommended APPROVAL. Committee had concerns about the potential impact of the proposed new access road to the A154 Walton Avenue – a key route in to Felixstowe – and requested that consideration is given to providing a right-turn lane on the A154 both to and from this new access road. It was also noted that the proposed hours of operation on Sundays, as stated in the application, exceed permitted trading hours.	
b	DC/16/3962/OUT Residential development of ten units, alterations to existing vehicular access associated external works and parking. Land At Junction With Garrison Lane And High Road West
Committee recommended APPROVAL.	
c	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
Committee recommended APPROVAL.	
d	DC/16/3948/FUL Two storey extension to front elevation, first floor extension to side elevation and single storey rear extension. 44 Westmorland Road
Committee recommended APPROVAL.	
e	DC/16/3820/FUL Erection of two-storey portacabin for drivers welfare Facilities 1-2 Hodgkinson Road
Committee recommended APPROVAL.	

f	DC/16/3759/FUL Renewal of previous planning application for an extension 129 Ferry Road
Committee recommended APPROVAL.	

270. 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.

271. CORRESPONDENCE

a) Relocation of Crown Post Office, 143 Hamilton Road. Letter from the Post Office confirming that, following their consideration of the consultation responses, they had made the decision to relocate the Post Office into the WHSmith store at 64 Hamilton Road, Felixstowe, IP11 7AJ. The branch will be operated by WHSmith High Street Ltd under a franchise agreement.

b) Felixstowe Peninsula Area Action Plan Proposed Main Modifications and Sustainability Appraisal and Habitats Regulations Assessment Consultation.

Members were advised that SCDC were undertaking a Proposed Main Modifications consultation on the Felixstowe Peninsula Area Action Plan. The Main Modifications consultation would be running for 6 weeks between Monday 17th October 2016 and 5pm Monday 28th November 2016. SCDC were proposing the Main Modifications to the Plans following discussion at the Examination in Public hearing sessions in August and September 2016 and are intended to address issues of legal compliance and/or soundness. The Clerk advised that this would be on the agenda for consideration at the next meeting.

Committee NOTED the above correspondence.

272. CLOSURE

The meeting was closed at 10.55am. The date of the next meeting was noted as being Wednesday 2 November 2016, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/16/3421/FUL | Retrospective change of use from residential to dental surgery, demolition of lean to and approval of details of installed fixed plant (previous consent C/10/2814). | **4 Brook Lane**

DC/16/3703/FUL | To remove flat roof to front extension enlarge to provide larger toilet and entrance hall with pitched roof | **75 Roman Way**

DC/16/3487/OUT | Proposed dwelling on land to the south of Friarscroft
Friarscroft Marcus Road

DC/16/3432/FUL | Proposed Two Storey Rear Extension | **10 Goyfield Avenue**

DC/16/3417/FUL | balcony and house alterations | **7 Beach Road East**

DC/16/3436/FUL | Remove and replace front elevation bay windows (ground floor)
Flat 1 32 Leopold Road

DC/16/3614/FUL | To remove existing garden wall and erect a timber fence within 450mm of site boundary. | **2 Knights Close**

DC/16/3441/TPO | To crown reduce by up to 25%, on 4no. Horse Chestnut trees on rear boundary (nos. 1,2, 4 & 5 left to right. To fell Holm Oak (top heavy, heavy shading, safety risk) | **Plot 57 73 Tower Road**

DC/16/3358/TEL | The proposal relates to the proposed installation of telecommunications base station. The proposed installation is a 17.5m monopole, supporting 6 no antenna, together with associated cabinets and ancillary development thereto.

Proposed Telecommunications Box Laurel Farm Marsh Lane

DC/16/3392/TPO | To fell Bay tree to front of property. The tree is alleged to pose a risk to the building, its roots have entered drain system and are lifting paving, and the tree is causing a nuisance to neighbours. | **3 Bacton Lodge Bacton Road**

Refused (and recommended for Refusal by this Committee):

None

Approved (and recommended for Refusal by this Committee):

DC/16/3165/FUL | Extension and remodelling including amended entrance including balcony / canopy over and rendering of existing projecting element, rear single storey extension, first floor extension over existing side extension, and erection of rear balcony. | **4 Northcliffe Court**

Refused (and recommended for Approval by this Committee):

None

AGENDA ITEM 7: CONSULTATION: FELIXSTOWE PENINSULA AREA ACTION PLAN PROPOSED MAIN MODIFICATIONS

Suffolk Coastal District Council is undertaking a Proposed Main Modifications consultation on the Site Allocations and Area Specific Policies Development Plan Document and the Felixstowe Peninsula Area Action Plan. The main modifications relate to document text and policies and are supported by Sustainability Appraisal work and revised Policies Maps.

The Main Modifications consultation runs for 6 weeks between Monday 17th October 2016 and 5pm Monday 28th November 2016.

Suffolk Coastal District Council is proposing the Main Modifications to the Plans following discussion at the Examination in Public hearing sessions in August and September 2016 and are intended to address issues of legal compliance and/or soundness.

Representations must consider whether the Proposed Main Modifications and resulting changes to the Sustainability Appraisal and Habitat Regulations Assessment information and Policies Maps satisfactorily address matters of soundness and/or legal compliance, and must be made on the official response form. The response form is available on the Suffolk Coastal District Council website, <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/site-allocations-and-area-specific-policies/main-modifications-consultation/> .

All representations received on the Proposed Main Modifications will be passed to the Inspector, who will consider these when preparing her final report on the Plan.

A series of additional changes have also been proposed by Suffolk Coastal District Council. These are mainly factual changes, correction of typographical errors or minor re-wordings that are not considered to affect the soundness of the plan. These additional changes are also being consulted on, although representations will be considered only by Suffolk Coastal District Council.

Representations can only be made on the Main Modifications and additional changes, all representations must be received by 5pm on Monday 28th November 2016. Late representations cannot be taken into consideration by the Inspector or the Council. Following the close of the consultation, the Inspector will take all the comments received on the Main Modifications into account in reaching her recommendations on the Site Allocations and Area Specific Policies Development Plan Document and the Felixstowe Peninsula Area Action Plan.

The relevant documents have been provided to Planning & Environment Committee Members in advance and are also available via the following links to the Suffolk Coastal District Council's website:

- [Tracked changes version of the Felixstowe Peninsula Area Action Plan which includes all of the Main Modifications and additional changes](#)

- [Schedule of Main Modifications and Additional Changes for the Felixstowe Peninsula Area Action Plan](#)
- [Sustainability Appraisal Report](#)
- [Habitats Regulation Assessment](#)

Committee is requested to consider and decide on any response to the Felixstowe Peninsula Area Action Plan Proposed Main Modifications documents in order that this may be submitted to Suffolk Coastal District Council prior to the consultation deadline of 28th November.
