



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE:

Cllr A Smith (Chairman)
Cllr Jon Garfield (Vice Chairman)
Cllr S Bird
Cllr Jan Garfield
Cllr S Gallant

Cllr G Newman
Cllr D Savage
Cllr S Wiles
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 **Thursday 23 February 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 8 February 2017 as a true record. **(Pages 4-8)**

5. Planning Applications

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

- a) **DC/17/0203/VLA** | Written request to vary the agreement pursuant to section 106 Town & Country Planning Act 1990, attached to planning consent C07/2350, Felixstowe South Reconfiguration (FSR), to permit the reclamation of approximately 3 hectares of seabed behind Berth 9 to enable the construction and operation of additional land for container storage and stacking without triggering certain obligations under the S106 agreement. **The Port Of Felixstowe, Dock Road**
Applicant: The Felixstowe Dock and Railway Company
[Link to Documents](#)
- b) **DC/17/0408/FUL and DC/17/0409/LBC** | Erection of single side extension (following demolition of existing conservatory and outbuilding)
359 High Street Walton
Applicant: Mr & Mrs S Bloomfield
[Link to Documents](#)
- c) **DC/17/0350/FUL** | Proposed rear extension part 2 storey and part single storey **10 Newry Avenue**
Applicant: Mr & Mrs D Woodhouse
[Link to Documents](#)
- d) **DC/17/0307/FUL** | Two storey rear extension. New render to existing house elevations **106 Mill Lane**
Applicant: Mr Michael Simmons
[Link to Documents](#)
- e) **DC/17/0280/FUL** | Proposed Two Storey Side Extension
3 Whinyard Way
Applicant: Mr & Mrs K Foy
[Link to Documents](#)
- f) **DC/17/0217/FUL** | Change of use from Wine Bar to domestic dwelling
11 Granville Road
Applicant: Mrs Joanna Weight
[Link to Documents](#)
- g) **DC/17/0104/COU** | Change of use from offices to 1No 3 bedroom residential unit **155 Hamilton Road**
Applicant: Mr Patrick Meehan
[Link to Documents](#)
- h) **DC/17/0463/FUL** | Erection of an entrance canopy and glass screen over main pedestrian entrance, and erection of a small canopy over car park entrance on opposite side of building
Pavilion Court Hamilton Gardens
Applicant: Mr Tony Chapman
[Link to Documents](#)

- i) **DC/17/0253/VOC** | Variation of Condition No.2 of 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 - Remove reference to plans 15-1516/L, 12j and 20a and instead refer to plans 15-1516/12p and 20c
Land At Haven Exchange Haven Exchange South
Applicant: Lidl UK GmbH [Link to Documents](#)
- j) **DC/17/0364/FUL** | To provide dropped curb and vehicular crossing with parking in front garden **5 Elizabeth Way**
Applicant: Mrs Nirmala Thavaseelan [Link to Documents](#)
- k) **DC/17/0326/TCA** | 2no. Lime (Garfield Rd frontage) - crown reduce by 30% 1no. Ash (Victoria Rd frontage) - crown lift by 1.5m
Saville Court, Victoria Road
Applicant: Mr Simon [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.

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7. Change of Use for Seafront Shelters

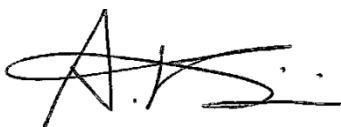
To consider Felixstowe Town Council Members' views on SCDC's proposed change of use for 2 seafront shelters on Felixstowe promenade, **Arwela Shelter** and **Jubilee Shelter** and their potential conversion as per **DC/PREAPP/16/5064**

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 8 March 2017 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
15 February 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 8 February 2017** at **9.15am**.

PRESENT: Cllr S Bird (*in the Chair*)
Cllr S Gallant
Cllr G Newman
Cllr D Savage
Cllr S Wiles

OFFICERS: Mr A Tadjrishi (Town Clerk)
Mrs C Page (Planning Administration Officer)

IN ATTENDANCE 1 Member of the Public

ELECTION OF CHAIRMAN

In the absence of both the Chairman and Vice Chairman, it was proposed and seconded that Cllr Stuart Bird be elected as Chairman for this meeting.

There being no other nominations, Cllr Stuart Bird was duly elected as Chairman of this meeting.

PUBLIC QUESTIONS

A member of the public pointed out that amended plans for DC/16/3776/ARM Land West Of Ferry Road Residential Centre had been uploaded to the District Council's Planning Portal on 6th February but understood that they had yet to be received by the Town Council. Members heard that all the individual access points had been removed from the plans leaving one point of entrance to the site and part of the footpath crossed vehicular access to a few dwellings.

The Chairman moved that the meeting be adjourned for 5 minutes in order that the Clerk could establish whether Committee would be given the opportunity to be formally consulted on these latest amendments.

The meeting was reconvened and the Clerk confirmed that, following a brief conversation with the SCDC Planning Officer, Committee was able to make further comments to SCDC about the plans if it so wished but the deadline to do so was before the next meeting.

The Clerk advised that, due to the urgency of the item, depending on Members' view of the latest amendments, Committee could either call an additional meeting of the Planning & Environment Committee or consider its comments at this meeting.

In viewing the plans, Members noted that the developer had reconfigured the plan so that properties which were proposed to have direct vehicle access to Ferry Road were back within the internal layout. It was understood that these amendments were in response to legal advice that there should only be one point of access from Ferry

Road as per the Outline Planning Permission. This reconfiguration had also resulted in the loss of one property from the total but no other significant changes. Committee therefore did not wish to make any further comments.

445. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr Jan Garfield, Cllr Jon Garfield, Cllr A Smith and Cllr K Williams.**

446. 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)

447. REQUEST FOR DISPENSATION

There were none.

448. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 25 January 2017 be signed by the Chairman as a true record.

449. 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/17/0257/FUL Two storey extension to front elevation, first floor extension to side elevation and garage conversion. 44 Westmorland Road
Committee recommended APPROVAL.	

b	DC/17/0235/FUL Alterations to convert one shop into two shops 111 Hamilton Road
Committee recommended APPROVAL.	

c	<p>DC/17/0304/ADI Illuminated Advertisement Consent – Display of two wall mounted advertisement hoardings, four fascia signs, one totem sign and two freestanding advertising hoarding.</p> <p>Land at Haven Exchange, Haven Exchange South</p>
<p>Committee recommended APPROVAL.</p>	

d	<p>DC/17/0239/TEL Prior Notification - Removal of 3 no. existing equipment cabinets, 2 no. existing antennas and feeder cables from the existing broadcast station and the installation of a slimline monopole within the broadcast station site together with 3 no. antennas, 1 no. 30cm transmission dish, 3 no. equipment cabinets together with associated feeder cables, support bracketry, extension to compound fence with 2m high close timber boarded fence and ancillary development thereto.</p> <p>Arqiva Felixstowe Transmitting Station Ranelagh Car Park</p>
<p>Committee had NO OBJECTIONS to this Prior Notification application.</p>	

e	<p>DC/17/0277/TPO TPO SCDC/06/00205 LIME (T2) - crown lift to 8m, crown reduction resulting in an approximately 15 metre tall tree with a crown spread of approximately 9 metres, crown thinning by 30%, removal of dead wood, improve shape. To allow more light into the garden, reduce overhang into path/road, increase clearance to utility cables, allow more space for adjacent Beech tree. TPO SCDC/06/00205</p> <p>BEECH (T3) - crown reduction resulting in an approximately 7 metre tall tree with a crown spread of approximately 5 metres. To improve shape and reduce overhang PLEASE NOTE: TPO SCDC/06/00205 includes a third tree (Beech - T1) which is now in the garden of 1A Brook Lane. This is because the previous owner of 12 High Road East split the original plot and constructed an additional house.</p> <p>12 High Road East</p>
<p>Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council’s Arboricultural Officer.</p>	

450. 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.

451. CHANGE OF USE FOR SEAFRONT SHELTERS

Committee considered the above consultation and RESOLVED that in view of the importance of the seafront shelters to the heritage of Felixstowe all other Councillors be given the opportunity to comment. All comments would then be discussed at the next meeting of the Planning & Environment Committee and thereafter submitted to SCDC.

452. CORRESPONDENCE

Committee RESOLVED to note the following correspondence:

- a) **SCDC use of Community Infrastructure Levy (CIL) Funds.** Information from the SCDC Principal Planning Officer advising that, in April each year, SCDC officers would start the process of identifying infrastructure requirements in conjunction with the local community, service providers and stakeholders. These requirements would then be considered by the newly formed Local Plan Working Group of District Councillors before making a recommendation to SCDC Cabinet in September on how funds could be spent.

- b) **Felixstowe Peninsula Area Action Plan.** Confirmation that the Inspector's Report into Felixstowe Peninsula AAP on Monday 16th January 2017 had found both documents to be "sound" and on Thursday 26th January 2017, both documents were formally adopted as part of the Suffolk Coastal Local Plan with immediate effect. The AAP would now be used in the determination of planning applications and public inquiries.

- c) **SCDC Planning Scheme of Delegation.** The Clerk advised that SCDC's Planning Committee had reviewed and recommended an amendment to its Scheme of Delegation for the determination of planning applications. The amendment, if approved, clarified that the determination of a planning application which had been requested for referral to SCDC Committee was dependant on the view of the SCDC Planning Committee Chairman and Vice-Chairman. However, planning officers would liaise with town and parish councils to establish whether minor amendments or conditions to applications could satisfy possible objections. It was also noted that parish and town councils were to be advised of the outcome of their referral requests directly in future.

453. CLOSURE

The meeting was closed at 11.35am. The date of the next meeting was considered. It was noted that a significant number of Committee Members would be unavailable to attend on the date originally scheduled as they were due to attend a Suffolk Coastal District Council Planning Committee meeting being held on the same day.

It was therefore RESOLVED that the next meeting would be held on Thursday 23 February 2017, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/16/5303/FUL Two storey gable end extension with internal alterations to existing to suit 12 Ataka Road
DC/16/4886/FUL Proposed detached dwelling, two bay garage and new vehicular access to land adjacent The Postern The Postern Marcus Road
DC/16/5400/FUL Proposed studio flat to third floor loft space with road facing pitched roof dormers and part removal of external staircase. Suffolk Private Retirement Home 9 Sea Road
DC/16/5421/FUL Three Storey Office Extension New cladding to existing Units 2 - 16 Darrell House Darrell Road
DC/16/5226/ARM Approval of Reserved Matters application pursuant to Outline Application ref DC/14/0060/OUT 19 Cliff Road
DC/17/0014/FUL There is an existing dropped kerb allowing access for a single car to an off road parking area at the front of the property. This application is to extend the dropped kerb to allow access for up to four cars. 45 Garrison Lane
DC/16/5227/FUL Booking office for Taxi/Private Hire Retail Unit 2H 23 Crescent Road

Refused (and recommended for Refusal by this Committee):

None

Approved (and recommended for Refusal by this Committee):

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
DC/16/4190/FUL Garden building (PD rights removed) 12 Red Hall Court
DC/16/4683/FUL The property has an A3 license, I wish to add an A5 use to the property and include in this application a change of hours to 1100hr - 22.30hr. The opening hours of the property will match other businesses trading in the same parade of shops. The application was initially refused but we have been advised by the LPA to reapply based on the intended use of the property. 77 Undercliff Road West

Refused (and recommended for Approval by this Committee):

None.

Withdrawn:

None.