



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 24 August 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 10 August 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/16/3102/CLP** | Proposed alterations and extensions - drawings 3710-01A & 02C | **14A Garfield Road**
Applicant: Mr & Mrs Lee Cunnell [Link to documents](#)
- b) **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**
Applicant: Mr & Mrs R Widdrington [Link to documents](#)
- c) **DC/16/3136/FUL** | Erection of single storey front & side extensions to bungalow. Erection of 1.800m high close boarded timber boundary fence.
26 Upperfield Drive
Applicant: Mr & Mrs A Butcher [Link to documents](#)
- d) **DC/16/3015/FUL** | Install Hand Rail/Safety Rail around existing Flat Roof
3 Bristol House Sea Road
Applicant: Mrs Jane Nash [Link to documents](#)
- e) **DC/16/2962/FUL** | Refurbishment of the restaurant and reconfiguration of the car park and patio area to accommodation extension totalling 94.61 SQM. The construction of a new remote corral.
McDonalds Restaurant Walton Avenue
Applicant: McDonalds Restaurant Ltd [Link to documents](#)
- f) **DC/16/3049/FUL** | Demolition of garage within rear garden and construction of new lean-to garage store to side of house.
16 Penfold Road
Applicant: Mr & Mrs M Watkins [Link to documents](#)
- g) **DC/16/3032/FUL** | Dropped kerb | **63 Langer Road**
Applicant: Miss Kim North [Link to documents](#)
- h) **DC/16/3199/ARM** | Approval of the details of the appearance, landscaping, layout and scale
Part Land North Of Railway Line Nicholas Road, Trimley St Mary
Applicant: Trinity College Cambridge and Felixstowe Rifle Club [Link to documents](#)
- i) **DC/16/3279/FUL** | Proposed alterations and extensions
21 Foxgrove Lane
Applicant: Mr & Mrs J Swallow [Link to documents](#)
- j) **DC/16/3281/FUL** | Demolish utility room and erect extension on side elevation for larger utility and bathroom | **14 Glenfield Avenue**
Applicant: Mr Colin Phillips [Link to documents](#)
- k) **DC/16/3020/FUL** | Proposed single storey rear extension
17 Church Road
Applicant: Mr and Mrs Chambers [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. **(Pages 7-8)**

7. Correspondence

To note any items of correspondence.

8. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 7 September 2016 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
17 August 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 Felixstowe Town Hall on **Wednesday 10 August 2016** at **9.15am**

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

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

150. APOLOGIES FOR ABSENCE

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

151. DECLARATION OF INTEREST

There were none

152. REQUEST FOR DISPENSATION

There were none.

153. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meetings held on 27 July 2016, 9.15am and 2pm** be signed by the **Chairman** as a true record.

154. 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/16/2813/ADN 1no. Non- illuminated fascia sign 1no. Non illuminated double sided projecting sign 64 Hamilton Road
Committee recommended APPROVAL.	
b	DC/16/2974/FUL Proposed two storey rear extension 135 Undercliff Road West
Committee recommended APPROVAL.	

c	DC/16/2913/FUL Proposed extension and alterations 200 Ferry Road
Committee recommended APPROVAL.	

d	DC/16/2836/CLP Proposed conversion of garage to annexe accommodation. 184 Grange Road
Committee resolved to make no comment.	

e	DC/16/3070/FUL Construction of new porch to replace existing 6 Barons Close
Committee recommended APPROVAL.	

The meeting was adjourned at 10.15am to attend to other business.

The meeting resumed at 11.25am.

f	DC/16/3124/FUL Use of land as Truck Service Centre (B2 use) complete with service building and parking Land East Of Haven Exchange
<p>The Committee considered the application in great depth given its status as a full application to be determined in line with Suffolk Coastal District Council’s Local Plan and policy FPP12 of the AAP, but also considered the amenity and environmental issues which were dealt with in the pre-existing Outline Planning Permission C94/0770. In that context the Committee was not satisfied that this application as presented has dealt adequately, if at all, with the wide range of issues implicit in the issue of residential amenity as bullet point numbers 2 and 5 of FPP12 specify. These issues affect both nearby residential properties and also the adjacent caravan sites which could be detrimentally affected and form a major part of Felixstowe’s Tourism offer which must not be prejudiced.</p> <p>a) Noise issues – we believe that any B2 use of this site should be required to comprehensively deal with potential noise nuisance, both to the adjacent caravan sites and the properties in Dovedale, Philip Avenue and Waterhead House. We note that neither bunding, potential acoustic fences or indeed the design and orientation of the proposed building attempt to address these issues.</p>	

- b) Highways - We are very concerned that due to the current unfinished state of the access road, noise emanating from HGVs, notably including unladen trailers, is likely to be unacceptable. Accordingly we would wish to see any application for this site to be required to include the completion of the access road to Highways adoptable standard.**
- c) In addition, we would wish to see any such B2 use of the site including a condition limiting other potential B2 uses in respect of noise or amenity issues.**
- d) The Ecology and Flood Risk Assessment documents submitted with this application relate to a previous application for residential development on this land and are therefore not appropriate.**

In view of the above, the Committee must recommend REFUSAL for this particular application as presented.

155. 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.

156. CORRESPONDENCE

- a) DC/16/2676/FUL - Zeeweg, Martello Lane, revised description of plans.**

Following Minute No. 128b on 27 July 2016, which requested clarification of the description and proposal of the scheme, the description was changed to: 'Proposed dormer window, box bay window and cladding'.

On this basis, the Committee recommended APPROVAL.

- b) East Anglia Three Limited -Other Environmental Information for the East Anglia Three Offshore Wind Farm**

The Committee noted the consultation document and correspondence and on this occasion decided to make no comment.

157. CLOSURE

The meeting was closed at 12.25pm. The date of the next meeting was noted as being Wednesday 24 August 2016, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING DECISIONS

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

DC/15/3598/FUL To replace and re-site an extractor flue, to the pitched roof of the single storey kitchen at the rear of the premises, to allow the ventilation from an internally fitted 7' extraction hood, fitted with an 450 E4-K sileo axial fan. 16 Hamilton Road
DC/16/2629/FUL To replace flat roof of front bay window with pitched roof. Replace with pitched roof to original rear extension. Change windows to shower/toilet and ensuite. 5 Swallow Close
DC/16/2386/FUL Side & rear extensions, new roofs, extended balconies 26 Cliff Road
DC/16/1970/FUL Construction of 1no dwelling 31 Glemsford Close
DC/16/2433/COU Change of use of two units from Class A3 to Amusement Arcade use for a limited period of up to 18 months while pier is being rebuilt Sweet Treats & Thai Hut Undercliff Road West
DC/16/2455/ADI Store and Petrol Filling Station signage Morrison Supermarket Grange Farm Avenue
DC/16/2117/FUL Extension of the existing entrance lobby Morrison Supermarket Grange Farm Avenue
DC/16/2688/TCA Silver Birch - Fell due to excessive root growth undermining property, overgrown canopy shading structure and damaging existing drains. Single tree within rear garden of property 2.5m from rear of house. 58 Orwell Road
DC/16/2634/FUL Proposed two storey extension & associated alterations Ravendale 31 Garrison Lane
DC/16/2214/FUL Two storey extension and single storey glazed extension (Renewal of Application C/13/0474 Maynell House And Foxgrove Residential Homes High Road East
DC/16/2815/LBC Two storey extension and single storey glazed extension (Renewal of Application C/13/0474 Maynell House And Foxgrove Residential Homes High Road East

Refused (and recommended for Refusal by this Committee):

None

Approved (and recommended for Refusal by this Committee):

DC/16/2680/FUL | Construction of one no. two storey detached three bedroom house with two off street parking spaces and walled front garden. Creation of one no. off street parking space for host dwelling (which currently has no off street parking).
Part Rear Garden 10 Crescent Road

DC/16/2416/FUL | One new dwelling with access and amenity space
17A Beatrice Avenue

Refused (and recommended for Approval by this Committee):

None
