



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 25 January 2017** at **9.15 am** and reconvening at **Walton Community Hall, Felixstowe** at **2pm** 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 11 January 2017 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/16/5413/VOC** | Variation of Condition 5 on application DC/16/3124/FUL - Use of land as Truck Service Centre complete with service building and parking - See information in statement | **Land East Of Haven Exchange**
Applicant: Mr Colby [Link to Documents](#)
- b) **DC/16/5439/FUL** | Rear extension and first floor balcony
Bligh Manor, The Ferry
Applicant: Mr Daniel Shavick [Link to Documents](#)
- c) **DC/17/0012/FUL** | Single Storey Extension | **17 Foxgrove Lane**
Applicant: Mr & Mrs K Vincent [Link to Documents](#)
- d) **DC/17/0002/FUL** | Demolish existing garage to have two storey side extension and part single storey rear extension to a house at **45 Exeter Road**
Applicant: Mr & Mrs Clune [Link to Documents](#)
- e) **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
Applicant: Mr Nick Carlile [Link to Documents](#)
- f) **DC/16/5226/ARM** | Approval of Reserved Matters application pursuant to Outline Application ref DC/14/0060/OUT. | **19 Cliff Road**
Applicant: Mr D Baker [Link to Documents](#)
- g) **DC/16/5227/FUL** | Booking office for Taxi/Private Hire
Retail Unit 2H 23 Crescent Road
Applicant: Cabs Smart [Link to Documents](#)
- h) **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
Applicant: Mr Martin Packwood [Link to Documents](#)
- i) **DC/16/5421/FUL** | Three Storey Office Extension New cladding to existing units 2 - 16 | **Darrell House Darrell Road**
Applicant: Schallenberg Ltd [Link to Documents](#)
- j) **DC/17/0010/SCO** | Proposed Scoping Opinion for proposed logistics facility at Innocence Farm.
Land On The North East Side Of A14 Trimley St Martin East Bound
[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 8-9)**

7. Consultation: Sizewell C, Stage 2

To consider any response to the above consultation concluding on 3 February 2017. Due to the size and range of the consultation documents Members are advised to visit: <http://sizewell.edfenergyconsultation.info//szc-proposals/stage-2/> for information on the proposals. Access to these documents will be available digitally at the meeting.

8. Correspondence

To note any items of correspondence.

Following item 8 the meeting will adjourn and Committee will reconvene at 2pm at Walton Community Hall, 274 High Street, Walton, Felixstowe, IP11 9DS for the consideration of the following business:

9. Walton Green South High Street Walton

To receive a presentation from Barratt Homes and to consider

DC/16/5443/ARM | Approval of Reserved Matters of Outline Planning

Permission DC/13/3821/OUT | **Walton Green South High Street Walton**

Applicant: Barratt Homes

[Link to Documents](#)

10. Closure

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



Ash Tadjrishi
Town Clerk
18 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

390. COMMENTS TO PLANNING APPLICATIONS SUBMITTED UNDER DELEGATED POWERS

It was **RESOLVED** that the comments submitted to Suffolk Coastal District Council by the Clerk for applications received since the date of the previous agenda with a deadline for response prior to the date of this meeting be noted.

391. 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/16/5169/FUL Replacement of existing slate roof covering with clay roman tiles - only applies to main house and not west wing Ridley House, Maybush Lane
Committee recommended REFUSAL. This building is a prominent and historically important element of Felixstowe's early development as a seaside resort. The building itself forms a fundamental part of the character of this area and in turn the slate roof, possibly original, is a significant element of that. For these reasons the proposal cannot be said to preserve or enhance the Conservation Area and therefore refusal is recommended.	
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
Committee recommended APPROVAL, however Committee felt it was unrealistic that the proposed parking extension would provide useable space for six vehicles.	
c	DC/16/4886/FUL Proposed detached dwelling, two bay garage and new vehicular access to land adjacent The Postern The Postern Marcus Road
Committee recommended APPROVAL.	
d	DC/16/5343/FUL Two storey rear extensions and new porch 7 Picketts Road
Committee were content with the proposals, with the exception of the first floor balcony which would present an unacceptable intrusion on the neighbouring property. For this reason, Committee must recommend REFUSAL for the plans as currently presented.	

e	DC/16/5303/FUL Two storey gable end extension with internal alterations to existing to suit 12 Ataka Road
Committee recommended APPROVAL.	
f	DC/16/5298/FUL Garage Extension 2 Wentworth Drive
Committee recommended APPROVAL.	
g	DC/16/5299/FUL Garage Extension 6 Wentworth Drive
Committee recommended APPROVAL.	
h	DC/16/5300/FUL Garage Extension 10 Wentworth Drive
Committee recommended APPROVAL.	
i	DC/16/5301/FUL Garage Extension 12 Wentworth Drive
Committee recommended APPROVAL.	
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
Committee had NO OBJECTIONS to either option subject to the guidance of the District Council's Arboricultural Officer.	

392. 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.

393. CORRESPONDENCE

The Chairman invited a member of the public to address committee at this stage. Committee heard representations from the member of the public outlining reasons why they believed the application should be refused.

- a) **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

The Clerk reported that SCDC had not accepted Committee's request that the applicant be required to resubmit a full planning application for this development.

Committee were advised that the additional documentation uploaded to the SCDC Planning Portal were in accordance with the details of the amended application Committee considered on 14 December 2016.

The Clerk advised Members that the site layout document was not accurately overlaid to the satellite photo of the site and could only be relied on as an indicative image. Other technical drawings which had been submitted appeared to show an accurate representation of the site's relationship to neighbouring properties.

Committee NOTED the additional information and resolved to make no further comment at this time.

394. CLOSURE

The meeting was closed at 10.18am. The date of the next meeting was noted as being Wednesday 25 January 2017, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/16/4870/TPO Goat Willow (TPO T2) - to be felled; impractical position, restricting amenity space. Animal Welfare Centre 333 High Street Walton
DC/16/4819/ADI 2no Fascia Signs and 1no Projecting Roundel 66 Hamilton Road
DC/16/4804/FUL Insertion of new window in east elevation. 20 High Beach
DC/16/4788/FUL To widen existing vehicular crossover. To extend property to provide entrance porch and utility room. 50 High Road East
DC/16/4801/FUL Proposed single-storey extension to rear of property 5 Picketts Road
DC/16/5052/FUL New Entrance Screen and Canopy (Option 3) Pavilion Court Hamilton Gardens
DC/16/4946/FUL Proposed enclosure of ground floor canopy formed by first floor Martello Place Golf Road
DC/16/4735/FUL Proposed Single Storey Side Extension 15 Windermere Road
DC/16/4741/FUL Proposed First floor front extension 1 Surrey Road
DC/16/4671/FUL Erection of rear single storey extension 30 Dellwood Avenue
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
DC/16/4846/FUL New proprietary grand stand Felixstowe And Walton United Football Club Dellwood Avenue
DC/16/4706/COU Change use from A1 to A3 2 Crescent Road
DC/16/2820/LBC Hybrid application seeking outline planning permission for demolition of existing buildings and phased construction of up to 385 dwellings, associated infrastructure, new public open space and a new link road and linear park between Walton High Street and Candlet Road with all matters reserved except access and full planning permission and listed building consent for demolition of existing buildings and conversion of curtilage listed stables to B1 business use, associated infrastructure and enhancements to the curtilage of 362 High Street Land North Of Walton High Street

Refused (and recommended for Refusal by this Committee):

DC/16/4127/COU | Change of use of land for the storage of caravans | Cowpasture Farm Gulpher Road

DC/16/4600/FUL | Proposed rear and side single storey extension | 12 Holland Road

Approved (and recommended for Refusal by this Committee):

DC/16/4633/VOC | Variation of Conditions 2 & 8 of DC/16/2680 - (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/16/3949/FUL | Proposed single storey rear extension | 95 Ranelagh Road

Refused (and recommended for Approval by this Committee):

None.

Withdrawn:

DC/16/2910/FUL | Construction of granny flat in grounds of existing single dwelling | 34 Mill Lane