



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 27 July 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 13 July 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/16/2815/LBC** | Two storey extension and single storey glazed extension (Renewal of Application C/13/0474  
**Maynell House And Foxgrove Residential Homes High Road East**  
Applicant: Mr David Bates [Links to documents](#)
- b) **DC/16/2676/FUL** | Proposed Dormer window with cladding  
**Zeeweg Martello Lane**  
Applicant: M & Mrs G Banham [Links to documents](#)
- c) **DC/16/2480/FUL** | Change the use of an existing office and former ladies toilet to make a thirteenth Bedsit and separate Kitchen.  
**21 Constable Road**  
Applicant: Mr G Williamson [Links to documents](#)
- d) **DC/16/2658/FUL** | Proposed two storey side extension with single storey rear extension | **18 Kentford Road**  
Applicant: Mr & Mrs D Hadwen [Links to documents](#)
- e) **DC/16/2549/FUL** | To extend width of run in by three drop kerbs  
**14 Coniston Close**  
Applicant: Mr John Hill [Links to documents](#)
- f) **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**  
Applicant: Dr & Mrs M Hine [Links to documents](#)
- g) **DC/16/2652/FUL** | To replace three wooden french doors and windows on ground floor apartment with exact copies in white PVCU. Existing windows require 10 replacements and all doors are warped. They are not fit for purpose because of their exposed position, high maintenance and poor thermal values. | **2 Cranmer Cliff Gardens**  
Applicant: Mr David Bunn [Links to documents](#)
- h) **DC/16/2909/FUL** | Construction of maisonette above existing single storey shop | **27 Beach Station Road**  
Applicant: Ms Carol Marshall [Links to documents](#)
- i) **DC/16/2529/FUL** | The double glazed inward opening patio doors on the Juliet balcony in the bedroom are warped, letting in rain and draughts. The weather seal has perished and the exposure to wind and rain makes the room almost uninhabitable at times. We propose to replace these two doors with identical alternating fabricated in quality UPVC with a satin grain finish so that there is no visual change in appearance. The doors will be sealed in an aluminium frame which will not be visible from the outside. The existing safety balcony will be retained.  
**The Penthouse , 6 Kiligarth Court, Wolsey Gardens**  
Applicant: Mr John Went [Link to documents](#)

j) **DC/16/2840/FUL** | Front and rear extensions | **47 High Road East**  
Applicant: Mr & Mrs S Harold [Link to documents](#)

k) **DC/16/2666/FUL** | Replacement Roof | **43 Langley Avenue**  
Applicant: Mr M. Turney [Link to documents](#)

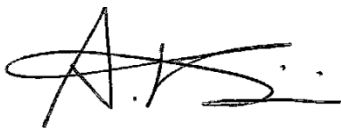
l) **DC/16/2732/COU** | Change of use- The property has an A3 Licence, I wish to add an A5 use to the property and include in this application a change of hours to 1100hrs to 22.30hrs. The opening hours of the property will match other businesses trading in the same parade of shops  
**77 Undercliff Road West**  
Applicant: Mrs Gayle Wells [Link to documents](#)

6. **Appeal APP/J3530/W/15/3138710 (Land at Candlet Road)**  
To consider Council's representation in this appeal process.  
**(Page 8 and Appendix A)**

7. **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 9)**

8. **Correspondence**  
To note any items of correspondence.

9. **Closure**  
To close proceedings and confirm the date of the next meeting scheduled for Wednesday 27 July 2016 at 2pm, Walton Community Hall.



**Ash Tadjrishi**  
Town Clerk  
20 July 2016

For information (via email): All Town Councillors  
Local Press

**PLEASE NOTE THAT THERE IS TO BE AN ADDITIONAL MEETING OF THE  
PLANNING & ENVIRONMENT COMMITTEE ON THIS DATE AT 2PM AT  
WALTON COMMUNITY HALL.**

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***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 13 July 2016** at **9.15am**

**PRESENT:** Cllr A Smith (Chairman)                      Cllr Jon Garfield (Vice-Chairman)  
                  Cllr S Bird    Cllr D Savage (*to item 106d*)  
                  Cllr S Gallant     Cllr S Wiles  
                  Cllr Jan Garfield                                      Cllr K Williams (*from item 106*)  
                  Cllr G Newman

**OFFICERS:** Mr A Tadjrishi (Town Clerk)  
                  Mrs L Monsen (Mayor's Secretary)

**IN ATTENDANCE:** 2 Members of the Public.

### **PUBLIC QUESTIONS**

The Chairman advised members of the public present that should they wish to make representations in relation to particular planning applications, these would be heard by the Committee and they would be invited to speak immediately prior to the application being considered.

### **102. APOLOGIES FOR ABSENCE**

Apologies for lateness were received from **Cllr K Williams**.

**Cllr D Savage** gave apologies in advance of leaving the meeting at 10.40am in order to attend to other business.

### **103. DECLARATIONS OF INTEREST**

There were none.

### **104. REQUESTS FOR DISPENSATION**

There were none.

### **105. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 29 June 2016 be signed by the Chairman as a true record.

### **106. PLANNING APPLICATIONS**

**Cllr K Williams** joined the meeting at this point.

**Committee considered the following planning applications received since the last meeting and RESOLVED to submit the following observations to Suffolk Coastal District Council:**

The Chairman advised that an additional application not on the formal agenda was required to be considered by the Committee in order that comments could be received by SCDC before the closure date and that this would be taken first. At the direction of the Chairman, Committee received comments from a member of the public prior to the consideration of this following application:

	<b>DC/16/2416/FUL   One new dwelling with access and amenity space   17a Beatrice Avenue</b>
<p><b>Committee recommended REFUSAL on the following grounds:</b></p> <ul style="list-style-type: none"> <li><b>a) the proposals, if approved, would result in a cramped form of development in contravention of policy DM7(a);</b></li> <li><b>b) the proposed dwelling, being very different in style to the neighbouring properties, would not fit well in the street scene, therefore contravening policies DM7(c) and DM21(a);</b></li> <li><b>c) the close proximity and overlooking to the neighbour at 19 Beatrice Avenue would contravene policy DM23(a); and,</b></li> <li><b>d) similarly the loss of light amenity to a principle window at 2 Fairfield Avenue would be contrary to DM23(c); and,</b></li> <li><b>e) the proposal, if approved, would also greatly reduce the amenity space to the host property.</b></li> </ul>	

<b>a</b>	<b>DC/16/1970/FUL   Construction of 1 no dwelling   31 Glemsford Close</b>
<b>Committee recommended APPROVAL.</b>	

<b>b</b>	<b>DC/16/2547/FUL   Vehicle repair centre and associated offices/new vehicular access to Carr Road and hardstanding areas R T J Trailers 16 Sunderland Road</b>
<p><b>Committee recommended APPROVAL.</b></p> <p><b>Felixstowe Town Council remains wholly committed to the aims of policy FPP11 in avoiding heavy volumes of HGV movements in the Carr Road area. However, in the specific case of this site and its proposed used we believe an approval is appropriate in that:</b></p> <ul style="list-style-type: none"> <li><b>a) the use of trailer repair coupled with the owners intent to operate in conjunction with another site for storage of containers indicates that the volume of movements would be modest;</b></li> </ul>	

- b) the hours of operation are limited;
- c) it would allow a relatively low impact use of an otherwise derelict site;
- d) the applicants undertaking to improve recognised local issues in this area is welcomed; and,
- e) the intention is for the applicant to use their own vehicles for the collection and delivery of trailers.

The above should be subject to planning conditions. Committee would also request that local concerns about occasional surface water flooring are addressed.

<b>c</b>	<b>DC/16/2433/COU</b>   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   <b>Sweet Treats &amp; Thai Hut Undercliff Road West</b>
<b>Committee recommended APPROVAL.</b>	

Cllr D Savage left the meeting at 10.40am.

<b>d</b>	<b>DC/16/2117/FUL</b>   Extension of the existing entrance lobby <b>Morrison Supermarket Grange Farm Avenue</b>
<b>Committee recommended APPROVAL.</b>	

<b>e</b>	<b>DC/16/2455/ADI</b>   Store and Petrol Filling Station signage <b>Morrison Supermarket Grange Farm Avenue</b>
<b>Committee recommended APPROVAL.</b>	

<b>f</b>	<b>DC/16/2634/FUL</b>   Proposed two storey extension & associated alterations   <b>Ravendale 31 Garrison Lane</b>
<b>Committee recommended APPROVAL.</b>	

<b>g</b>	<b>DC/16/2629/FUL</b>   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.   <b>5 Swallow Close</b>
<b>Committee recommended APPROVAL.</b>	

<b>h</b>	<b>DC/16/2644/VOC</b>   Application to Vary Condition 2 of DC/15/0835/FUL (Conversion of dwelling into 2no. flats) to approve the as built layout according to drawing sheets E.S/030/15A and E.S/040/15C. <b>35 Ranelagh Road</b>
<b>Committee were unable to determine this planning application as it was not possible to establish route of access and entry for flat 35a.</b>	
<b>i</b>	<b>DC/16/2688/TCA</b>   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.   <b>58 Orwell Road</b>
<b>Committee had no objections to this notification.</b>	

## **107. 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.

## **108. CORRESPONDENCE**

**Committee received the following items of correspondence and RESOLVED** that they be noted:

- i. Suffolk County Council had confirmed approval of planning application SCC/0134/16C 'Extension and remodelling of Felixstowe Fire Station to provide accommodation for the Police Safe Neighbourhood Team and upgrading the accommodation and existing facilities for the on-call (Part time) Fire Station. External works to extend existing car park' at Felixstowe Fire Station, High Road West, Felixstowe; and,
- ii. Notice from Trimley St. Mary Parish Council of their intention to form a Neighbourhood Plan, and their invitation to submit any questions/comments regarding the plan. Members asked to be kept informed of any developments.

**The Chairman advised that a date had been set for the hearing of the appeal ref. APP/J3530/W/15/3138710 (Land at Candlet Road). The Clerk undertook to report back to Committee on how the Town Council's representations in this case may be heard at the appeal.**

## **109. CLOSURE**

The meeting was closed at 11.47am. The date of the next meeting was noted as being Wednesday 27 July 2016, 9.15am at Felixstowe Town Hall.

**AGENDA ITEM 6: APPEAL APP/J3530/W/15/3138710 (LAND AT  
CANDLET ROAD)**

At the previous meeting the Chairman advised that a date had been set for the hearing of the appeal ref. APP/J3530/W/15/3138710 (Land at Candlet Road).

Committee submitted Felixstowe Town Council's representation to this case on 28<sup>th</sup> January 2016 (**Appendix A**) and the hearing date is scheduled for 27<sup>th</sup> September 2016.

**Committee is requested to review its original submission, as previously circulated and at Appendix A, and consider how the Town Council may be represented at the hearing.**

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## **AGENDA ITEM 7: PLANNING DECISIONS**

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

**DC/16/1933/FUL** | Demolition of office building (use class B1a) and redevelopment of site to provide a distribution and storage facility (use class B8), vehicle parking, gatehouse and staff welfare facilities, landscaping, access alterations and relocation of pumping station | **Anzani House Anzani Avenue**

**DC/16/2084/ADI** | 1 no. replacement fascia sign with letters only halo illuminated 1 no. replacement double sided projection sign with letters only halo illuminated Both to front elevation | **43 Hamilton Road**

**DC/16/2121/FUL** | Proposed 2 storey extension to rear of property | **20 Princes Road**

**DC/16/1938/FUL** | Single storey rear extension, new balcony and insulation/rendering of existing house. | **4 Western Avenue**

**DC/16/1320/FUL** | Change of use of existing A1 and A3 commercial units into D1 use for treatment rooms along with glazing to external decking area to create additional usable space for A3 Cafe and treatment. | **Waverley Heights Wolsey Gardens**

**DC/16/1853/VOC** | Variation of condition 2 of planning permission reference DC/15/1485 (Redevelopment by construction of 2 detached dwellings) to modify design of dwellings | **67 Cliff Road**

**DC/16/1817/FUL** -Proposed alterations and extensions including loft conversion; new porch and orangery – **12 Norman Close, Felixstowe**

**SCC\0134\16C** - awaiting confirmation of conditions - **Felixstowe Fire Station**

**DC/16/2246/FUL** –New porch, extended flat roof to reconfigured former garage, rear extension – **17 Thornley Road**

### **Refused (and recommended for Refusal by this Committee):**

**DC/16/1841/FUL** | Conservatory to be built on existing raised decking at rear of property. | **1 Sandhills Manor Terrace**

**Approved (and recommended for Refusal by this Committee):** None

**Refused (and recommended for Approval by this Committee):**

**DC/16/1971/FUL** | Two Storey Rear Extension | **135 Undercliff Road West**