



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

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

Cllr Jon Garfield
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 **Wednesday 10 January 2018** at **9.15 am** for the transaction of the following business:

A G E N D A

1. 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. Members of the public wishing to comment on a particular planning application may be invited to do so, at the direction of the Chairman, immediately prior to consideration of the application.

2. Apologies

To receive any apologies for absence.

3. 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.

4. 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.

5. Confirmation of Minutes

To confirm the Minutes of the Planning & Environment Committee meeting held on 13 December 2017 as a true record. **(Pages 4-7)**

- 6. Comments to Planning Applications Submitted Under Delegated Powers**
To note the comments submitted to Suffolk Coastal District Council by the Clerk in accordance with delegated authority for applications received since the date of the previous agenda with a deadline for response prior to the date of this meeting. **(Page 8)**

7. Planning Applications

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

- a) **DC/17/5120/FUL** | New replacement dwelling.
Soundings Golf Road
Applicant: Mr & Mrs Day [Link to Documents](#)
- b) **DC/17/5300/FUL** | Provision of container storage units and open caravan/boat open storage.
Land at Former Beach Station Beach Station Road
Applicant: Mr Lee Hinton [Link to Documents](#)
- c) **DC/17/5391/FUL** | Proposed Loft conversion, including a hip to gable alteration, rear facing dormer and front facing rooflights.
59 Langley Avenue
Applicant: Mr & Mrs J Crumlish [Link to Documents](#)
- d) **DC/17/5390/VOC | Variation of Condition No. 2 of DC/17/2554/FUL** -
Four houses in one block with associated landscaping, parking and amenity spaces. - The approved plans have been amended to take into account updated site conditions, amended building position, simplified parking arrangements, revised bin store position and revised external cladding material. Revised drawing relevant are: - 2284.16.203A - proposed elevations 2284.16.204A - site layout 2284.16.205A - externals layout, the condition to be varied to allow the revised plans in lieu of the previous approval.
Bath Road
Applicant: Felixstowe Lawn Tennis Club [Link to Documents](#)

8. 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 9-10)**

9. Correspondence

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 24 January 2018 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
3 January 2018

For information (via email):

All Town Councillors
Local Press
Felixstowe Chamber of Trade & Commerce

Meetings of the Town Council and its Committees are open to the press and public who are welcome to attend

AGENDA ITEM 5: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 13 December 2017** at **9.15am**.

PRESENT:

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

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

In the absence of the Chairman, Vice-Chairman Cllr Stuart Bird in the chair.

IN ATTENDANCE: 2 Members of the public.

391. PUBLIC QUESTION TIME

The Chairman advised that he would invite members of the public to make their representations immediately prior to the application being considered.

392. APOLOGIES FOR ABSENCE

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

393. DECLARATIONS 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 S Bird Cllr G Newman Cllr S Wiles	All	Local Non-Pecuniary (as Members of Suffolk County Council)
Cllr G Newman	387(i)	Local Non-Pecuniary (as the applicant is well known to Councillor Newman)

394. REQUEST FOR DISPENSATION

There were none.

395. CONFIRMATION OF MINUTES

It was RESOLVED that the **Minutes of the Planning & Environment Committee Meeting held on 29 November 2017 be signed by the Chairman as a true record.**

396. PLANNING APPLICATIONS

At the direction of the Chairman, Committee heard from the member of the public attending in relation to application (a).

Concerns were raised which centred on the applicant's intention to run a business from the garage extension, the loss of early morning sunshine and the overlooking from side windows into their property.

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/17/5030/FUL Proposed two storey front extension including balcony, garage extension to form studio and alterations. 33 Norman Close
Whilst Committee had no objection to the proposed extension to the rear of the garage, concern was raised that the proposed front extension to the house would cause an unacceptable loss of light to the front windows of the neighbouring property at number 31. This being contrary to policies DM23 and SPG16 Committee recommended REFUSAL	
b	DC/17/4813/FUL Proposed first floor extension to the rear, over existing snooker room, to create additional living space. Latimer House Martello Lane
Committee recommended APPROVAL	
c	DC/17/4899/FUL Proposed single storey rear extension. 9 Rosebery Road
Committee recommended APPROVAL	
d	DC/17/5010/FUL Alterations to roof with addition of gable ends, raised ridge and insertion of six roof windows. 6 Riby Road
Committee recommended APPROVAL	

Committee then considered the following four applications which had been received since the publication of the agenda but prior to the meeting with a consultation deadline before the next scheduled meeting:

e	DC/17/5056/FUL Proposed first floor extension over garage with single storey rear extension. 10 Norman Close
Committee recommended APPROVAL	
f	DC/17/4404/FUL Proposed Two Storey Rear Extension. 20 St Edmunds Road
Committee recommended APPROVAL	
g	DC/17/5164/TCA T1 Walnut - lift crown to 6m above ground level over gardens 44 & 44a and reduce laterals by up to 3m over the gardens. 44A Leopold Road
Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.	
h	DC/17/5112/TCA T1 Horse Chestnut: 30% crown reduction, heavy shading and overhang. T2 Beech: 30% crown reduction, heavy shading. T3 Field Maple: repollard to previous pollard point, heavy shading. G1 Sycamore: repollard to previous pollard point. G2 Lime: repollard to previous pollard point, heavy shading, close to building. T5 Sycamore: repollard to previous pollard point, heavy shading. T6 Lime: repollard to previous pollard point, overhang on road side. Flat 2 52 Princes Road
Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.	
i	C12/1284/ Variation of condition 1 of planning permission to extend retention of the temporary unit for further 5 years Felixstowe Opportunity Play Group, Maidstone Road
Committee recommended APPROVAL	

397. 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.

398. PLANNING & ENVIRONMENT COMMITTEE – DELEGATED AUTHORITY

Committee considered delegated authority arrangements which would enable a response to be submitted on behalf of the Town Council to any planning applications or consultations for which the consultation period ends before the next Committee meeting on 10th January 2018.

Committee RESOLVED to confirm the continued arrangements for the delegation of authority to the Town Clerk, in conjunction with the Chairman/Vice-Chairman of the Planning & Environment Committee, to respond in the above cases.

399. ARCHIVING OF PLANNING APPLICATIONS BY THE FELIXSTOWE SOCIETY

Members considered a report detailing the work undertaken by the Felixstowe Society to assist with the archiving of old planning applications.

It was RESOLVED to record a vote of thanks to the Felixstowe Society for the work that has been carried out with archiving of old planning applications. Councillor Bird gave his apologies for not being able to attend a presentation that was to take place later on in the day.

400. CORRESPONDENCE

The Town Clerk advised of the following correspondence:

- a) **DC/17/4439/FUL | Demolition of detached single garage and construction of a 1 and 1/2 storey side extension in its place, 31 Kemsley Road.** Committee noted that the title of the application had been changed from a single storey side extension to a 1½ storey side extension.
- b) **DC/17/5198/FUL | New Automatic Entrance Gate (Resubmission of DC/17/4658/FUL) | 44 Westmorland Road.** Committee noted that this application had been withdrawn.
- c) **Street naming & numbering – 197 dwellings, land off Ferry Road**
Committee noted that the developer at Ferry Road has contacted Suffolk Coastal District Council and requested that East End Road be replaced by another name. Committee suggested Rues Farm Road as an alternative but agreed to consider any road names which may be preferred by the developer.

RESOLVED that the correspondence be noted.

401. CLOSURE

The meeting was closed at 10.19am. The date of the next meeting was noted as being Wednesday 10 January 2018, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 6: PLANNING COMMENTS SUBMITTED UNDER DELEGATED POWERS

The following comments were submitted to SCDC on 22 December 2017 in accordance with approved delegation arrangements (*Minute #398 of 2017/18 refers*):

DC/17/5217/FUL Refreshments kiosk Landguard 1 Car Park, View Point Road
<i>Consultation Deadline: 2 January 2018</i>
Comment: Recommend APPROVAL.

DC/17/5219/VOC Variation of condition no.2 of 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. Land At Haven Exchange, Haven Exchange South
<i>Consultation Deadline: 3 January 2018</i>
Comment: Recommend APPROVAL.

DC/17/5198/FUL New Automatic Entrance Gate (Resubmission of DC/17/4658/FUL) 44 Westmorland Road
<i>Consultation Deadline: 2 January 2018</i>
Comment: Recommend APPROVAL.

DC/17/5185/TCA General tree husbandry on steep cliff garden to the rear of 107 and 109 Undercliff Road West (wholly owned by 107) to maintain root stabilisation, protect existing structures and remove excessive tree height to avoid tree-fall, specifically (please refer to attached photo): (i) cut down to 600mm above adjacent ground Sycamore labelled 'A' and Ash labelled 'B'; (ii) pollard at 2 - 2.5m three Sycamores labelled 'C, D & E'; (iii) cut back and continue to cut back long term all young Elms (annotated* where visible) to keep slender stems/trunks/shoots so as to reduce the risk of Dutch Elm Disease infection (recognising that older bark is susceptible to this infection) Garden To The Rear Of 107 & 109 Undercliff Road West
<i>Consultation Deadline: 28 December 2017</i>
Comment: NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.

AGENDA ITEM 8: PLANNING DECISIONS

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

DC/17/2434/FUL | Erection of store shed in front garden to house mobility scooter.
37 Church Lane

DC/17/2843/FUL | Proposed rear extension and garage. Creation of Dormers to existing second floor room.
31 High Road East

DC/17/4405/FUL | Change of Use of ground floor from adult learning centre to bar/restaurant (A3).
30 Orwell Road

DC/17/4624/FUL | Severance of garden to Friarscroft and erection of one dwelling and garage.
Friarscroft Marcus Road

DC/17/4811/FUL | Erection of single storey side extension to form ancillary annex accommodation.
1 Wrens Park

DC/17/3786/FUL | Removal of existing irrigation tank, relocation and erection of new.
Felixstowe Ferry Golf Club, Ferry Road

DC/17/4621/FUL | Demolition of rear single storey structure. New single storey and two storey rear extensions.
7 Rosebery Road

DC/17/5239/CCC | Variation of Condition 1 of Planning Permission C12/1284 to extend retention of the temporary unit for further 5 Years.
Community Centre Felixstowe Academy Maidstone Campus Maidstone Road

DC/17/3996/FUL | Replacement of six windows, two screens & one door on south & north elevations.
Flat 2 Seagull House, 5A Hamilton Gardens

DC/17/4663/FUL | Proposed Single Storey Rear Extension and dropped kerb.
41 Felix Road

DC/17/4377/FUL | The proposal seeks to provide 4 residential flats within the conversion of an existing dwelling. The development will provide 3 No two bedroom and 1 No three-bedroom flats. The three-bedroom flat will benefit from an additional tv/games room and third bedroom which will be provided within a renovated basement.

Lindley House 28 Leopold Road

DC/17/4404/FUL | Proposed Two Storey Rear Extension.
20 St Edmunds Road

DC/17/4439/FUL | Demolition of detached single garage and construction of a 1 and 1/2 storey side extension in its place.
31 Kemsley Road

DC/17/4373/FUL | Enlarging and lowering the existing lower ground floor windows to the front (road side) of the house, using the same design as used in other houses in Beach Road East.

9 Beach Road East

DC/17/4764/FUL | Change of use from B1 (offices) to D2 (assembly and leisure) to open a 24 hour fitness club, and installation of new glazed wall to connect 2 units.
Unit 6 Suite 21 Orwell House Ferry Lane

Refused (and recommended for Refusal by this Committee):

None

Approved (and recommended for Refusal by this Committee):

DC/17/4463/TPO | Holm Oak to west of Wycliffe House - to be felled because of heavy shading and poor amenity value.
Wycliffe House High Road East

Refused (and recommended for Approval by this Committee):

None

Withdrawn:

DC/17/4658/FUL | New Automatic Entrance Gate.
44 Westmorland Road