



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 15 November 2017** 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 1 November 2017 as a true record.
(Pages 4-7)

6. Planning Applications

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

- a) **DC/17/4391/FUL** | Construction of first floor extensions and internal alterations.
26 Foxgrove Lane
Applicant: Mr M Trew [Link to Documents](#)

- b) **DC/17/4624/FUL** | Severance of garden to Friarscroft and erection of one dwelling and garage.
Friarscroft, Marcus Road
Applicant: Ms L Debono [Link to Documents](#)

- c) **DC/17/4621/FUL** | Demolition of rear single storey structure. New single storey and two storey rear extensions.
7 Rosebery Road
Applicant: Mr & Mrs P Borroughs [Link to Documents](#)

- d) **DC/17/4663/FUL** | Proposed Single Storey Rear Extension and dropped kerb.
41 Felix Road
Applicant: Ms Diana Howe [Link to Documents](#)

- e) **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
Applicant: Mr Matthew Hazelden [Link to Documents](#)

- f) **DC/17/4439/FUL** | Demolition of detached single garage and construction of single storey side extension in its place.
31 Kemsley Road
Applicant: Mr & Mrs M White [Link to Documents](#)

- g) **DC/17/4405/FUL** | Change of Use of ground floor from adult learning centre to bar/restaurant (A3).
30 Orwell Road
Applicant: Mr S Birch [Link to Documents](#)

- h) **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
Applicant: Mr Douglas Cotton [Link to Documents](#)

7. Planning Decisions

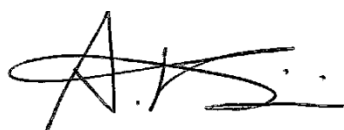
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Page 8-9)**

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 29 November 2017 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
8 November 2017

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 4: CONFIRMATION OF MINUTES

MINUTES of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 1 November 2017** at **9.15am**.

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

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

IN ATTENDANCE: 1 Member of the public.

310. PUBLIC QUESTION TIME

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

311. APOLOGIES FOR ABSENCE

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

312. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr D Savage Cllr A Smith	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 Jan Garfield	315(c)	Local Non-Pecuniary (friend of a close neighbour of the subject property)

313. REQUEST FOR DISPENSATION

There were none.

314. CONFIRMATION OF MINUTES

It was RESOLVED that the Minutes of the Planning & Environment Committee Meeting held on 18 October 2017 be signed by the Chairman as a true record.

315. PLANNING APPLICATIONS

At the direction of the Chairman, Committee heard from the member of the public attending in relation to application (c) and considered this application first.

Concerns raised by the member of public centred on Development Management Policy DM21 – Design: Aesthetics and Development Management Policy DM23 – Residential Amenity.

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/17/4408/FUL To Convert first and second floor into two flats (originally offices) To demolish ground floor strong room and erect extension for stairwell to serve second flat and provide bathrooms to 1st and 2nd floor. Reinstatement of part of balcony with balustrading at 1st floor level. 25 Orwell Road
Committee recommended APPROVAL	
b	DC/17/4404/FUL Proposed Two Storey Rear Extension. 20 St Edmunds Road
Committee requested that this application be re-submitted as the block plan was incorrect and a new set of drawings was therefore required.	
c	DC/17/4325/OUT outline application for one dwelling on land to the side of the house. 3 Estuary Drive
In the absence of dimensional information in this outline application It is difficult to make a clear judgement as to whether the proposals would contravene DM7(a) and DM21(a), therefore Committee recommended REFUSAL as currently presented.	

d	DC/17/4402/FUL Rear extension. 86 Ranelagh Road
Committee recommended REFUSAL. Committee objected to the unnecessary height and bulk of this proposed extension and likely intrusion on the neighbouring property. However, Committee had no objection to the principle of a regular height single-storey extension.	

e	DC/17/4435/FUL To remove flat roof to existing side projection and erect pitch hipped roof. Change window to rear elevation for double doors. 17A Beatrice Avenue
Committee recommended APPROVAL	

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

316. 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.

317. CONSULTATION: SCDC LOCAL PLAN REVIEW – ISSUES & OPTIONS

Members reviewed the Council’s draft response to the Suffolk Coastal Local Plan Review Issues & Options Consultation which had been sent to all Town Councillors.

Committee clarified the Council’s answers to a few questions and approved the response for submission.

It was RESOLVED that the response to the consultation be approved and submitted to SCDC on behalf of the Town Council; and, that the Council be requested to note the submission at its forthcoming Ordinary meeting on 8th November 2017.

318. CORRESPONDENCE

There was no correspondence.

319. CLOSURE

The meeting was closed at 11.36pm. The date of the next meeting was noted as being Wednesday 15 November 2017, 9.15am at Felixstowe Town Hall.

Date: _____

Chairman: _____

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/17/3033/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

DC/17/4001/TCA | T1 - Sycamore (*Acer pseudoplatanus*) - Section dismantle to just above ground level and herbicide the resulting stump to prevent re-growth. The tree is showing signs of basal decay and is also showing signs of compensatory thickening in upper stems of the canopy that have undergone partial failure in the form of fibre bucking. The tree is very large and is starting to cause damage to the existing fence and the buttress roots will begin to lift the kerbing and tarmac on the driveway side in the near future. Re-planting of a native species size 10-12 standard is proposed to mitigate the loss of the tree.

Latimer House Martello Lane

DC/17/3867/TPO | A T1 - Norway Maple - Rear of car park & shelter - Due to the large cavity in base of the tree and the amount of dry and wet rot present, I recommend this tree to be removed. **B T2** - Large Oak - Car park area - This tree has a history of losing large limbs evident on one side of the canopy. The tree has grown long lateral limbs which over hang the neighbouring properties. I recommend a 2-3m. height reduction, a 3-4m lateral reduction over the neighbouring properties and a 2m reduction over the car park. **C T3** - Sycamore - Far corner to the rear of the car park - The tree has had previous pruning back to the boundary line with the private dwelling some years ago but not over the care home side. The limbs grow over the roof line of the care home and are now causing problems. I recommend these limbs are reduced by 3m and the height reduced by 2m. This will bring the tree into balance and a better shape. **D T4** - Sycamore - Far corner to the rear of the car park area under T3 - This tree is growing under canopy of T3 and is also growing on the fence line with the care home. The tree is growing into the roof of the care home and is going to cause further problems as it grows. I recommend removal of this tree **E T5** - Sycamore - Cut back away from Care Home. **F & G Gp6** - Sycamore - Lateral cut back of the overhanging branches **I** - Sycamore - The tree has lost its front section of the canopy at some point with rear section of the fork having the only branched/formed canopy. The rear section over hangs the boundary line but has sparse re growth and small leaves which indicate the tree is under stress. The rear fork is also supporting some long weighted lateral limbs. Due to this I would recommend reducing canopy down to match the front fork. This will reduce overhang, remove weight from canopy and encourage the tree to form a well-balanced crown. However as a minimum I would recommend cutting back overhang over boundary fence.

St Johns Court Princes Road

DC/17/3943/TPO | In rear garden: Holm Oak - to be felled, overcrowding adjacent trees Sycamore - to be pollarded, decay in forks.

Linwood 3 Tyndale Gardens

Refused (and recommended for Refusal by this Committee):

None

Approved (and recommended for Refusal by this Committee):

None

Refused (and recommended for Approval by this Committee):

DC/17/3895/OUT | Outline Application for one dwelling.
Land To The Rear Of 114 High Road West

DC/17/4055/FUL | Rear and side extensions.
2 Looe Road

Withdrawn

DC/17/4059/FUL | New Cart Lodge to front of property.
44 Westmorland Road