



9 am to 4 pm Mondays to Fridays

TO ALL MEMBERS OF THE PLANNING & ENVIRONMENT COMMITTEE

Cllr A Smith (Chairman)	Cllr S Gallant
Cllr Jon Garfield (Vice Chairman)	Cllr G Newman
Cllr N Barber	Cllr D Savage
Cllr S Bird	Cllr S Wiles
Cllr Jan Garfield	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 17 May 2017** at **9.30 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 3 May 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/17/1512/FUL** | Proposed detached dwelling, two bay garage and new vehicular access.
The Postern Marcus Road
Applicant: Mr Harry Berry [Link to Documents](#)
- b) **DC/17/0632/FUL** | Erection of log cabin (retrospective application).
7 Gulpher Road
Applicant: Mr Terence Dix [Link to Documents](#)
- c) **DC/17/1813/TPO** | To crown lift up to 4m. 4no. Holm Oaks on north side of building to relieve shading on lawn area.
Convent Of Jesus And Mary 63 Orwell Road
Applicant: Mr Mark Middleton [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 7)**

8. Local Plan Review - Invitation to Discussion Workshops

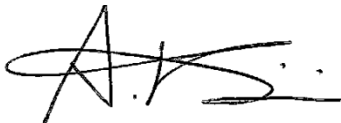
To consider appointing up to three representatives to attend a Discussion Workshop in respect of Suffolk Coastal District Council's Local Plan Review. **(Page 8)**

9. Correspondence

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 31 May 2017 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
11 May 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

589. PLANNING APPLICATIONS

At the direction of the Chairman, Committee heard from the member of the public attending in relation to application (a). Concerns raised centred on matters of access, loss of light, increased traffic and surface water drainage.

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/17/1281/OUT Outline Application - for one dwelling. Land To The Rear Of 154 To 160 Grange Road.
Committee carefully considered this application and a large number of neighbour objections and recommended APPROVAL for the outline application subject to concerns about drainage and vehicle access being addressed. Additionally, Committee requested that the relationship to properties at 60 and 62 Chelsworth Road be taken into account at Reserved Matters stage and that the proposed dwelling be limited to single storey to address loss of light to and amenity of its close neighbours.	
b	DC/17/1504/FUL Proposed conversion of 1 No. HMO comprising of 8 No. bedsits and 1 No. 1 bed flat to 5 No. residential flats. 101 Bath Road.
Committee recommended APPROVAL. Given the significance of this characteristic building in the Conservation Area, Committee asks that any new fenestration be carefully designed to complement the street scene.	
c	DC/17/1362/FUL Erection of silo block, intake building, process building, and rearrangement of service yard. Indo European Foods, Langer Road.
Committee recommended APPROVAL, subject to confirmation that the plans do not prejudice the existing sewer which is believed to run near the site.	
d	DC/17/1569/FUL Single and two storey rear extension. 25 Constable Road.
Committee recommended APPROVAL	

e	DC/17/1544/FUL Two Storey Rear Extension (existing ground floor extension demolished / to be rebuilt due to structural defects). 34 Exeter Road.
Committee recommended APPROVAL	
f	DC/17/1378/FUL Proposed first floor side extension. 117 Cliff Road.
Committee recommended APPROVAL	
g	DC/17/1651/FUL Erection of single storey rear extension. 31 Lynwood Avenue.
Committee recommended APPROVAL	
h	DC/17/1530/FUL Proposed porch on north side of dwelling. 2 The Churchmans Undercliff Road East.
Committee recommended REFUSAL. Although Committee had no objection to the principle of a porch, it was considered that the proposed design was out of keeping with the architecturally designed building on a sensitive site within the Conservation Area.	
i	DC/17/1529/FUL Proposed porch on north side of dwelling. 3 The Churchmans Undercliff Road East.
Committee recommended REFUSAL. Although Committee had no objection to the principle of a porch, it was considered that the proposed design was out of keeping with the architecturally designed building on a sensitive site within the Conservation Area	
j	DC/17/1400/TPO T1 Copper Beech - crown thin and crown lift to 4m. 12 High Road East.
Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.	

590. 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.

591. CORRESPONDENCE

Committee received the following correspondence:

- i. Planning application DC/17/0558/FUL – proposed change of use A3 to A5, 175 Hamilton Road. Suffolk Coastal District Council confirmed that the Environmental Protection Officer had received updated information with regards to extraction ventilation and was satisfied that the system should be sufficient to prevent unreasonable odour being generated. **On the basis that this addressed Members’ planning concerns, Committee would not be seeking a referral. However, Committee asked that SCDC ensure that the incorrect site information, as submitted in the original application, be updated on the Planning Portal for accuracy, avoiding potential confusion in any future reference thereto**

RESOLVED that the correspondence be noted and the Clerk was instructed to respond to Suffolk Coastal District Council accordingly.

592. CLOSURE

The meeting was closed at 11.20am. The date of the next meeting was noted as being Wednesday 17 May 2017, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 8: PLANNING DECISIONS

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

DC/17/0580/FUL | To develop and area of the applicants garden to be used as a tennis court. The proposed area currently has a boundary wall around it at approximately 1.8m high additional chainlink fencing to a total height of 3 meters would be required around the perimeter.

Bligh Manor The Ferry

DC/17/0434/FUL | Building onto an existing rear extension making it two storeys. Single storey extension to rear. Structural alterations to ground floor. Installation of new toilet to ground floor.

11 Gulpher Road

DC/17/0650/FUL | Proposed new extension to form single storey study and 1 and a half storey garage with loft storage area above.

1 Lansdowne Road

DC/17/0654/FUL | Proposed two storey rear extension and detached garage and shed.

105 St Andrews Road

DC/17/1099/FUL | Alterations to roof with construction of three dormer windows and insertion of roof window.

6 Riby Road

DC/17/1258/FUL | Installation of eight replacement windows.

16 Red Hall Court

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):

None.

AGENDA ITEM 9: LOCAL PLAN REVIEW - INVITATION TO DISCUSSION WORKSHOPS

Suffolk Coastal District Council's Planning Policy Team is inviting up to three representatives from Felixstowe Town Council to join them at one of the series of workshops that they will be holding. See dates and times below.

The workshops are specifically for town and parish representatives and will provide an early insight into the local plan review. Representatives will be asked to provide the Planning Policy Team with their thoughts and ideas as to what makes a sustainable local community and how planning policy be used to help communities to stay vibrant.

The workshops are spread around the district and representatives are encouraged to attend the one nearest to them as this will help pick up and focus discussion on issues local to the area. However, representatives are free to attend at another location if it is not possible to attend the nearest.

Workshops

	Date	Time	Venue
W1	19 th May 2017	10am – Midday	Deben Conference Room, East Suffolk House Riduna Park, Melton IP12 1RT
W2	22 nd May 2017	3pm – 5pm	Kirton Recreation Ground, Grand Pavilion, Back Road, Kirton IP10 0QQ
W3	25 th May 2017	3pm – 5pm	Market Hall, 29 High Street Saxmundham IP17 1AF
W4	30 th May 2017	10am – Midday	Dennington Village Hall, Dennington Road Dennington IP13 8BD
W5	2 nd June 2017	10am – Midday	Kesgrave Community Centre (Orwell Room), Twelve Acre Approach, Kesgrave IP5 1JF

Committee is asked to confirm the names and preferred venue for each representative by **17th May 2017**.

Committee is also advised that opportunities for discussion in respect of the town will be extended during the formal Issues and Options consultation. Details will be forwarded nearer the time.

Committee is therefore requested to consider appointing up to three representatives to attend a Discussion Workshop in respect of Suffolk Coastal District Council's Local Plan Review.