



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 18 October 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 4 October 2017 as a true record. **(Pages 4-8)**

6. Planning Applications

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

- a) **DC/17/3967/FUL** | Erection of building containing 48 flats over ground floor commercial units. Erection of 11 houses (includes new private access road, parking and external works).
Site Of The Former Cavendish Hotel Sea Road
Applicant: Mrs Sadie Ray [Link to Documents](#)
- b) **DC/17/4055/FUL** | Rear and side extensions.
2 Looe Road
Applicant: Mrs H Egerton [Link to Documents](#)
- c) **DC/17/4057/FUL** | Proposed rear single storey extension and extended front porch.
7 Keswick Close
Applicant: Mr & Mrs K McMorro [Link to Documents](#)
- d) **DC/17/4059/FUL** | New Cart Lodge to front of property.
44 Westmorland Road
Applicant: Mr & Mrs Tony Harman [Link to Documents](#)
- e) **DC/17/2379/ARM | Approval of Reserved Matters of Outline Application DC/14/3432/OUT** - Demolition of existing building and construction of 5 dwellings with access and garaging (Outline). This is not an environment impact assessment application. Condition no. 1 - The siting of all buildings and the means of access thereto from an existing or proposed highway The design of all buildings, including the colour and texture of facing and roofing materials Landscaping A plan showing materials to be used for paved and hard surfaces and the finished levels in relation to existing levels The provision to be made for the parking, loading and unloading of vehicles The alignment, height and materials of all walls and fences and other means of enclosure The provision to be made for the storage and disposal of refuse. Condition no. 3 - Details of area for manoeuvring and parking of vehicles. Refer to drawings 17.53/100 & 101. Condition no. 5 - Details of areas to be provided for storage of refuse and regarding bins. Refer to drawings 17.53/100 & 101.
Penfold Road
Applicant: Mr Ben Brumby [Link to Documents](#)
- f) **DC/17/4053/ADN** | Re-branding of existing signage to include: New window graphics to glazing.
88 Hamilton Road
Applicant: Mr Dave Edwards [Link to Documents](#)
- g) **DC/17/4138/FUL** | Replacement dwelling
29D Quilter Road
Applicant: Mr J Clemence [Link to Documents](#)

h) **DC/17/3845/FUL** | Change of use of dwelling to HMO.

14 Manning Road

Applicant: Lakeview Property Group

[Link to Documents](#)

i) **DC/17/4226/TCA** | To crown reduce maturing Oak tree on Cobbold Road frontage.

Manor Court 9 The Courts

Applicant: Mr Roger Turner

[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 9)**

8. Consultation: SCDC Local Plan Review – Issues & Options

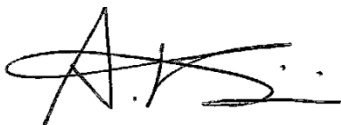
To consider the Issues & Options Consultation for the Suffolk Coastal Local Plan Review. Deadline to respond: 30th October 2017. **(Page 11)**

9. Correspondence

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 1 November 2017 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi

Town Clerk

12 October 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 4 October 2017** at **9.15am**.

PRESENT: Cllr A Smith (Chairman) Cllr G Newman
Cllr S Bird (Vice-Chairman) Cllr D Savage
Cllr N Barber (*from item 270*) Cllr S Wiles
Cllr S Gallant Cllr K Williams (*to item 268c*)

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

IN ATTENDANCE: 2 Members of the public.

277. PUBLIC QUESTION TIME

There were none.

278. APOLOGIES FOR ABSENCE

Apologies for absence were received from **Cllr Jan Garfield** and **Cllr Jon Garfield**.

Apologies for lateness were received from **Cllr N Barber**.

279. DECLARATIONS OF INTEREST

Member(s)	Minute No.	Nature of Interest
Cllr S Bird Cllr S Gallant 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)

280. REQUEST FOR DISPENSATION

There were none.

281. CONFIRMATION OF MINUTES

It was RESOLVED that the **Minutes of the Planning & Environment Committee Meeting held on 20th September 2017** be signed by the **Chairman as a true record**.

282. 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/17/3986/FUL Proposed dwelling. Land At Candlet Grove Candlet Grove
Committee recommended APPROVAL	

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

c	DC/17/3750/FUL Construction of a temporary haul road and associated compound to facilitate the delivery of materials in association with the development approved by permissions DC/13/3821/OUT and DC/16/5443/ARM at Land South of High Street, Walton (South) . Land South Of High Street Walton
Committee recommended APPROVAL and welcomed the provision of this alternative access route which will protect the safety of school users during the ongoing construction works at the development site.	

Councillor K Williams left the meeting at 9.59am.

d	DC/17/3974/FUL Two Storey Rear extension. 5 Montague Road
Committee recommended APPROVAL.	

e	DC/17/3975/FUL Rear two storey extension. 7 Montague Road
Committee recommended APPROVAL.	

f	DC/17/3917/FUL To Deepen 4 No' Windows on 'Sea' Elevation. 2 Orford Road
Committee support the rationale of the removal of Permitted Development rights for this attractive & prominent development and in that context recommend REFUSAL.	

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

h	DC/17/3912/FUL Installation of Bank of Ireland ATM with Reflective Advertising Collar surround. ATM to be located through the glazing to the left handside of the main entrance, when viewed from the outside, backing into a POD. 64 Hamilton Road
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The Town Council is very concerned by this application which proposes to install an ATM machine within the original window of this iconic early 20th century building in the Conservation Area. Committee believe that there is no need for another ATM machine in this location as there are many others nearby, including in the adjacent building.

The Town Council considers this will have a significantly detrimental effect on the Conservation Area, will neither preserve nor enhance it and therefore recommended REFUSAL.

i	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
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	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
Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.	

j	DC/17/3859/TCA T1 - . Eucalyptus - fell to ground level - Tree is close to the corner of the building and the client would like to remove tree before it becomes too large and causes problems. Harvest House Cobbold Road
Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.	

k	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
Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.	

i	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
Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.	

283. 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.

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

Councillor N Barber joined the meeting at 11.30am during discussion of this item.

Committee reviewed feedback from the first of two workshops held for Members in order to discuss the Issues & Options Consultation for the Suffolk Coastal Local Plan Review.

Committee considered the feedback received and it was RESOLVED that the draft consultation submission be progressed further following the second Workshop and formalised at a future Committee.

285. CORRESPONDENCE

The Town Clerk advised of the following correspondence:

a) Harwich Haven Authority Stakeholder Consultation 2017

The Clerk made Members aware of a letter from the Harwich Haven Authority which sought stakeholder's views on the Trust Port Status. Members confirmed their support of the work of the Harwich Haven Authority and the Clerk was asked to respond positively to the three questions set out in the letter.

RESOLVED that the correspondence be noted.

286. CLOSURE

The meeting was closed at 11.59am. The date of the next meeting was noted as being Wednesday 18 October 2017, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/17/2599/FUL | Side Extension (at level + 2.50m)
Sans Souci The Ferry

DC/17/2748/FUL | Rear extension (revised scheme amended materials)
25 Constable Road

DC/17/3100/FUL | Proposed single storey side and rear extension
18A Dellwood Avenue

DC/17/3211/FUL | Proposed development of the land between Treetops and Candlet Road to construct a total of 6 new dwelling houses with associated hard and soft landscaping including new access road from Treetops - as well as the construction of an acoustic bund wall and fence to the perimeter of the site adjoining Candlet Road. | **Land Between Treetops And Candlet Road**

DC/17/3020/FUL | Extensions. Amended scheme to that approved under DC/15/3978/FUL | **75 Seaton Road**

DC/17/2881/ADN | 1 off non-illuminated Fascia Sign 1 off non-illuminated Projecting Sign Reverse applied digitally printed graphics | **115 Hamilton Road**

DC/17/3764/FUL | Proposed Front & Rear Extension | **12 Brinkley Way**

DC/17/3648/FUL | Conversion of ground floor garage/stores to single residential flat, Alterations to existing first floor flat | **Quarndon House 59 Leopold Road**

DC/17/3539/COU | Proposed Change of use of first floor residential flat to commercial use by funeral service | **Montreal House 126 High Road West**

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/17/3706/FUL | Removal of deceased hedge/shrub to be replaced with 9" brick wall to match existing perimeter wall & to provide safe exit/access to and from drive & to give privacy to dining Room.
Mooington Manor 1 Valley Walk

Withdrawn

DC/17/2763/FUL | Front extension to replace conservatory.
Holm Oak 4A Hamilton Gardens

AGENDA ITEM 8: CONSULTATION: SCDC LOCAL PLAN REVIEW – ISSUES & OPTIONS

The Issues and Options represent the first stage of Local Plan consultation and is the first opportunity to let SCDC know the Town Council's thoughts and ideas as to how the district is to be developed up to 2036.

The consultation document and other supporting information can be found through this link: <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/help-plan-the-future-of-the-district/>

Copies of the consultation document, Sustainability Appraisal documents and evidence base documents are available on the Council's website at <http://www.eastsuffolk.gov.uk/planning/local-plans/suffolk-coastal-local-plan/local-plan-review/>

All Town Councillors were invited to workshop meetings held to seek feedback on the questions posed in the consultation document.

Feedback from the workshop is being compiled and will be reported to Committee in order that it may draft the Town Council's response to the consultation by the end of October 2017.

Committee is requested consider Council's response to the SCDC Local Plan Review Issues and Options Consultation, which runs to 30th October 2017.
