



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 20 September 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 6 September 2017 as a true record. **(Pages 4-6)**

6. Planning Applications

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

- a) **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
Applicant: Mr & Mrs M Evennett [Link to Documents](#)
- b) **DC/17/3787/FUL** | Erection of an orangery.
48 Links Avenue
Applicant: Mr & Mrs D Simmons [Link to Documents](#)
- c) **DC/17/3764/FUL** | Proposed Front & Rear Extension.
12 Brinkley Way
Applicant: Mr & Mrs Hay [Link to Documents](#)
- d) **DC/17/3835/FUL** | Proposed extension to detached garage with replacement pitched roof.
9 Rushmeadow Way
Applicant: Mr & Mrs Alsop [Link to Documents](#)
- e) **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
Applicant: Mr Robert Millar [Link to Documents](#)
- f) **DC/17/3707/FUL** | A timber garden room in the rear garden near to the rear boundary.
5 Gulpher Road
Applicant: Mr & Mrs L Richardson [Link to Documents](#)
- g) **DC/17/3746/FUL** | To replace wooden french doors and windows on first floor apartment with exact copies in white pvcu. Existing windows require replacements & french doors are warped. They are not fit for the purpose because of their exposed seaward position, high maintenance and poor thermal values. Work to be carried out by the supplier who in March 2016, replaced wooden doors and windows on 2 adjacent cottages & Apartment No. 2 with pvcu. The Apartment block is not visible to the public from Maybush Lane or the Promenade.
7 Cranmer Cliff Gardens
Applicant: Mrs Patricia Sharp [Link to Documents](#)

h) **DC/17/3352/ADN** | Non-Illuminated Advertisement.

261 High Street Walton

Applicant: Mrs Amanda Folley

[Link to Documents](#)

i) **DC/17/3790/TEL** | Installation of 1. No. new 17.5m high telecommunications tower, 3. No. new antennas, 1. No. new equipment cabinet and associated ancillary development.

Tomline House Dock Road The Docks

Applicant: Hutchison 3G UK Ltd

[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. Street Naming & Numbering – 197 dwellings, land off Ferry Road

To consider proposals for the naming of three new blocks. **(Page 8)**

9. 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 8)**

10. Land At Candlet Road Ref. DC/15/1128/OUT

To consider any update with regards to the above planning application.

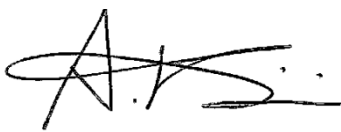
(Page 9)

11. Correspondence

To note any items of correspondence.

12. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 4 October 2017 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi

Town Clerk

13 September 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 6 September 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 S Gallant Cllr S Wiles
Cllr Jan Garfield Cllr K Williams

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

186. PUBLIC QUESTION TIME

There were none.

187. APOLOGIES FOR ABSENCE

No apologies for absence were received.

188. 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)

189. REQUEST FOR DISPENSATION

There were none.

190. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 23 August 2017 be signed by the Chairman as a true record.

191. 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/17/3350/FUL Replacement windows and doors. Flat 3 Ranelagh Court Ranelagh Road
Committee recommended APPROVAL.	
b	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
Committee recommended APPROVAL	
c	DC/17/3541/TCA To fell 2no. Lime and 1no. Sycamore to front of Flat 1 in communal area. Flat 1 52 Princes Road
Committee recommended that SCDC consider a Tree Preservation Order for this group of three trees as they provide significant amenity for the area and Members did not agree that their complete felling was needed.	

192. 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.

193. STREET NAMING & NUMBERING – 197 DWELLINGS, LAND OFF FERRY ROAD

Committee considered street naming for the above development and agreed that they could be linked to farms, given its proximity to existing and historic farmlands. The Planning Administration Officer confirmed that the Felixstowe Society had been consulted and whilst they had no specific views they were also supportive of this theme.

It was RESOLVED that the street names should be based on a theme linking with current and historic farms with further consideration to be given to specific names for the three blocks at the next meeting prior to submitting a recommendation to Suffolk Coastal District Council.

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

Members considered its approach to the SCDC Local Plan Review, Issues and Options Consultation, which runs to 30th October 2017.

It was RESOLVED to seek delegated authority from Council at the 13th September meeting to lead and respond on its behalf, reporting back to advise of the response at the 8th November 2017 meeting.

195. CORRESPONDENCE

Members were advised of the following correspondence:

a) Reinstatement of Highways, Hamilton Road

The Clerk confirmed that he had written to Suffolk County Council following the Planning & Environment Committee meeting held on 28th June 2017 to seek a response on the matter of poor quality re-instatement of paving slabs following highways works carried out in the Shared Space area. Members noted that no response had been received to date and this had therefore been chased up. The Clerk was asked to advise the member of the public who had brought this matter to Committee's attention that the Leader of Suffolk County Council would be attending a public event in Felixstowe on 7th September from 11am – 1pm. The Clerk advised that the matter would also be on the agenda of the 19th September Highways Advisory Committee meeting.

b) Litter Strategy for England

The Planning Administration Officer presented a paper produced by the Suffolk Association of Local Councils giving information on the Government's Litter Strategy published in April 2017. Members requested that the Clerk write to the Chairman of the LGA Environment, Economy, Housing and Transport Board to bring attention to the fact that there appeared to be little representation afforded to town and parish councils, given that these authorities would be on the frontline for litter complaints and enquiries.

c) Land at Candlet Road – DC/15/1128/OUT – Secretary of State for Communities & Local Government appeal decision letter

Members considered the appeal decision letter from the Secretary of State for the Department for Communities and Local Government. Members were dismayed by the result of the appeal and requested that the Clerk write to Suffolk Coastal District Council to ask how they propose to protect the district from further speculative developments and to recommend that they seek alternative legal advice as to whether a Judicial Review should be instigated in this case.

RESOLVED that the correspondence be noted.

196. CLOSURE

The meeting was closed at 11.29am. The date of the next meeting was noted as being Wednesday 20 September 2017, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/17/2823/FUL | The proposed development is the change of use of the existing abandoned retail Unit (Class A1) to a proposed Cafe (Class A3).
Unit 2 Morrison Supermarket Grange Farm Avenue

DC/17/2789/FUL | Conversion of the existing late Victorian Guest House into 5 self-contained flats within a courtyard style development. The property is currently used as rented bedsits for local workers and contains an active and independent ground floor restaurant run by the Guest House proprietor. Creation of 3 x 2 bedroom self-contained flats and 1 x 1 bedroom self-contained flat through conversion, and extension / alteration of the rear 1980's addition. The proprietor's existing ground floor flat is to be retained and renovated as part of the proposal.
Dorincourt Guest House 41 Undercliff Road West

DC/17/3235/OUT | Proposed single dwelling (outline).
Land Adjacent 3 Exeter Road

DC/17/2617/FUL | Proposed alterations and extensions.
Friarscroft Marcus Road

Refused (and recommended for Refusal by this Committee):

None

Approved (and recommended for Refusal by this Committee):

DC/17/3541/TCA | To fell 2no. Lime and 1no. Sycamore to front of Flat 1 in communal area.
Flat 1 52 Princes Road

Refused (and recommended for Approval by this Committee):

None

AGENDA ITEM 8: STREET NAMING AND NUMBERING – 197 DWELLINGS, LAND OFF FERRY ROAD

At the meeting of the Planning & Environment Committee held on 6th September 2017 it was resolved that the street names for the 197 dwellings, land off Ferry Road should be based on a theme linking with current and historic farms and 7 names were chosen. Committee is now requested to confirm its recommendation for specific names for the three blocks on a general farming theme which will be submitted to Suffolk Coastal District Council.

Committee is requested to consider names for three block names for the development of 197 dwellings, land off Ferry Road.

AGENDA ITEM 9: CONSULTATION: SCDC LOCAL PLAN REVIEW – ISSUES & OPTIONS

Pending confirmation of authority delegated by Council at its meeting of 13th September, Committee is requested to consider its response to the SCDC Local Plan Review – Issues & Options Consultation which has been published for public consultation until Monday 30th October 2017.

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/>

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.

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/>

This item will be considered by Committee at its meetings of 4th and 18th October in order to progress the submission.

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

AGENDA ITEM 10: LAND AT CANDLET ROAD REF. DC/15/1128/OUT

On 31st August 2017, Councillors received correspondence from the Secretary of State for Communities and Local Government, advising that the Appeal made by Christchurch Land & Estates (Felixstowe) Ltd for Application Ref: DC/15/1128/OUT (Application for Outline Planning Permission for up to 560 dwellings, including a Local Community Centre, a 60 Bedroom extra Care Home and 50 Assisted Living Units, 2 small Business Units and open space provision with associated Infrastructure, Land At Candlet Road) had been allowed and outline permission was granted.

Committee is advised that, following the reporting of this matter under Correspondence at the previous meeting, on 8th September the Town Clerk sent a letter to SCDC Planning Development Manager and the Head of Planning and Coastal Management. The contents of the letter and any response was reported to the 13th September Council Meeting.

Committee is requested to have regard to any update on this on this matter following Council's consideration of the same and any other information received by the time of the meeting; and, subject to any further instruction from Council, decide on any action it deems appropriate.
