



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 21 February 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 7 February 2018 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/18/0491/OUT** | Outline proposals for one house on land fronting Queens Road.
53 Princes Road
Applicant: Mr Robert Allerton [Link to Documents](#)

- b) **DC/18/0583/FUL** | To demolish porch and erect extension for outer hall.
38 Gosford Way
Applicant: Mr Richard Chapman [Link to Documents](#)

- c) **DC/18/0497/FUL** | Change of use of first & second floors to 2 bedroom self-contained flat. Installation of external access staircase.
259 High Street Walton
Applicant: Mr Stephen Bloomfield [Link to Documents](#)

- d) **DC/18/0562/FUL** | Extension of balcony area to original size on first floor level.
25 Orwell Road
Applicant: Stomanns Developments Ltd [Link to Documents](#)

- e) **DC/18/0415/FUL** | Rear study extension – retrospective.
4 Hill House Cottages, Gulpher Road
Applicant: Mr & Mrs J Harrington [Link to Documents](#)

- f) **DC/18/0496/PNH** | Erection of rear extension to enlarge kitchen/dining area and provide utility room and shower/toilet.
17 Wentworth Drive
Applicant: Mr Paul White [Link to Documents](#)

- g) **DC/18/0403/FUL** – Single storey side and rear extension (for disabled use).
76 Chelsworth Road
Applicant: Mrs Rebecca Bushnell [Link to Documents](#)

- h) **DC/18/0568/FUL** - Conversion of disused office & showrooms to maisonette
26 Orwell Road
Applicant: Mr Robert Allerton [Link to Documents](#)

- i) **DC/18/0550/FUL** - Proposed single storey rear and front extension with internal alterations
32 Maybush Lane
Applicant: Mr & Mrs A Laud [Link to Documents](#)

- j) **DC/18/0524/ADN** – To replace the existing way sign at the top of Viewpoint Road and replace with a larger monolith sign. The sign is to inform visitors of the organisations and facilities that can be found down

Street Record, Viewpoint Road.

Applicant: Paul Grant, SCDC

[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: Natural England Proposal to Extend Boundary of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty

To consider a response to Natural England on their proposal to extend the boundary of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty.

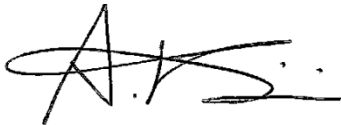
(Page 10)

9. Correspondence

To note any items of correspondence.

10. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 7 March 2018 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi

Town Clerk

14 February 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

470. CONFIRMATION OF MINUTES

It was **RESOLVED** that the Minutes of the Planning & Environment Committee Meeting held on 24 January 2018 be signed by the Chairman as a true record.

471. PLANNING APPLICATIONS

At the direction of the Chairman, Committee heard from members of the public attending in relation to application (b), (c) and (h).

In relation to (b), concerns were raised regarding potential overcrowding of beach huts at this site and a resulting loss of amenity.

In relation to (c), there were no objections raised on the principle of residential development of this site but concerns centred on the density of housing and the loss of light amenity to a neighbouring property. Further concerns were raised regarding glazing treatment to the side elevations of plots 1 & 2 and a desire to retain a brick wall near plots 3 & 4 to preserve privacy to neighbouring properties in High Street, Walton. Concern regarding work to trees was also expressed.

In relation to (h), the applicant outlined the proposed annexe and confirmed that the application reflected a reduction of height to the roof following neighbour consultation. Committee heard one objection from a neighbour concerning the size of the annexe and a request that it be location in an alternative position within the garden.

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/18/0273/FUL Provision of 17 new beach huts on boat park area. Beach Hut Site, Cliff Road
Committee noted that this application had been withdrawn prior to the meeting	
b	DC/18/0272/FUL Beach platform repairs and extension and the provision of 6 new beach huts. Beach Hut 1, Pier South Sea Road
Committee recommended REFUSAL on the grounds that it is clearly contrary to FPP20 which states that: <i>“The provision of beach huts will be carefully monitored and limited to those which currently exist. Any increased provision will be directed towards other parts of the sea front (namely Felixstowe</i>	

Ferry Golf Club to Cobbolds Point, Policy FPP18 as appropriate). Committee believes that a row of beach huts of this length and spacing on the beach in front of the promenade would result in a loss of tourism amenity, also an aim of FPP20, as large rows of closely spaced huts can be seen as intrusive and to detract from the seaside experience, in particular loss of sea views from the promenade.

Members were also made aware of the view expressed by the Coast Protection team that the existing groynes in this area have a limited remaining life span of probably 10-15 years, with a consequent need for a further major Coastal Defence scheme on the frontage, potentially incompatible with the type of concrete wall structure proposed. Therefore the creation of further beach hut sites at this location may only be sustainable in the short-term.

c	<p>DC/18/0167/FUL Demolition of existing buildings and construction of 10no. new dwelling houses. Animal Welfare Centre, 333 High Street Walton</p>
	<p>Committee welcomed the housing mix and design of the scheme and recommended APPROVAL, subject to the following being confirmed:</p> <ul style="list-style-type: none"> a) Unobstructed access to the garage at 331 High Street being retained; b) The glazing to the eastern elevations of plots 1 and 10 to be obscured glass; c) Careful siting of the magnolia tree at the entrance of the site so as not to restrict access to the garage of 331 High Street; d) Retention and protection of the very characteristic wall to the north and part of the western boundary; and, e) Conditions regarding flooding and contamination issues are included in any decision notice. <p>In reaching its decision Members also carefully considered the oak tree with a TPO and agreed that, given that the circumstances of its location had significantly changed since the Order was installed, there was no objection to this element of the proposal.</p>

d	<p>DC/18/0360/FUL Rear extensions. 52 St Georges Road</p>
	<p>Committee recommended APPROVAL</p>

e	<p>DC/18/0372/FUL Demolition of existing rear single storey kitchen to make way for new open plan kitchen and dining area. 94 Ranelagh Road</p>
	<p>Committee recommended APPROVAL</p>

f	DC/17/5383/FUL Proposed change of use from care home returning to original use being 2No. residential dwellings. The Haven 4-6 Cavendish Road
Committee recommended APPROVAL	

g	DC/18/0216/PN3 The proposed development is for the ground floor to remain as a commercial unit (Coop Funeral Care) with the existing offices on the first & second floors beam developed to form three one bedroom flats. 92 Hamilton Road
Committee NOTED this application and had NO OBJECTIONS	

At this point in proceedings, Cllr A Smith left the meeting.

Cllr D Savage in the Chair.

h	DC/18/0242/FUL Erection of a pre-fabricated timber framed single storey annexe in the main residences garden, for an ancillary residential use. 96 Cobbold Road
Committee recommended APPROVAL subject to a condition to prevent future use as a separate dwelling, in accordance with policy DM6.	

Cllr A Smith returned.

Cllr A Smith in the Chair.

i	DC/18/0366/TPO To fell mature Sycamore tree in rear garden - tree is causing numerous problems to the adjacent house. 11 Cloncurry Gardens
Subject to confirmation that the problems in the surveyor's report concerning the condition of the tree are correct and there is no objection from the owner/occupier of 11 Cloncurry Gardens, Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.	

j	DC/18/0249/TCA Sycamore T1 - reduce crown by 2.5m to allow more light into garden. Lime T2 - crown thin by 30% to allow more light to neighbour. 32 Berners Road
Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.	

472. 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.

473. SUFFOLK COASTAL DISTRICT CONSULTATION ON THE INTRODUCCION OF A LICENSING POLICY FOR RICKSHAWS

Committee considered the Suffolk Coastal District Council's consultation on the introduction of a licensing policy for rickshaws.

It was RESOLVED to respond to the consultation positively and to welcome the report as the introduction of a licensing policy for rickshaws would be a useful addition to the tourist offer in Felixstowe.

Cllr Jan Garfield and Cllr Jon Garfield left the meeting at this point (11.55am)

474. CORRESPONDENCE

The Town Clerk advised of the following correspondence:

a) East Suffolk Economic Growth Plan 2018-23

Committee voiced their disquiet at the limited time of 6 working days given to respond to this consultation and the Clerk was asked to respond indicating that the initial consultation period was inadequate and that a full consultation would be required to form an appropriate response.

Cllr S Gallant left the meeting at this point (12pm)

b) Suffolk Coastal District Council - Local Planning Workshop

Committee were invited to send a representative to a Local Planning Workshop which was being held by Suffolk Coastal District Council to discuss town centre policies. Cllr Nick Barber was nominated and would be asked to attend.

RESOLVED that the correspondence be noted.

475. CLOSURE

The meeting was closed at 12.05pm. The date of the next meeting was noted as being Wednesday 21 February 2018, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/17/5198/FUL | New Automatic Entrance Gate (Resubmission of DC/17/4658/FUL).
44 Westmorland Road

DC/17/5432/FUL | Addition of freestanding as gard metal shed, colour green, to gable end of building to allow storage of chairs and tables when required. Dimensions of shed 7' x 7' - see PA HT 4 attachment. The shed is police approved for security.

Maidstone Hall 127 Maidstone Road

DC/17/5453/FUL | To replace all seven windows of house and rear patio door with replica PvcU units in white. The existing windows and patio door have been ravaged by the sea air over the past seventeen years and are warped, rotten, drafty, require a lot of maintenance and have a very poor thermal characteristic. The PvcU replacements are a high quality product, low maintenance and have excellent thermal properties.

12 Red Hall Court

DC/18/0042/TCA | T1 Silver Birch - crown reduce by 25-30% T2 Robinia - crown reduce by 20% Both trees in rear garden.

12 Stanley Road

Refused (and recommended for Refusal by this Committee):

None

Approved (and recommended for Refusal by this Committee):

DC/18/0107/TCA | To fell Silver Birch to south of house.
1 Northcliffe Court

Refused (and recommended for Approval by this Committee):

None

Withdrawn

DC/18/0273/FUL | Provision of 17 new beach huts on boat park area.
Beach Hut Site Cliff Road

DC/17/5391/FUL - Proposed Loft conversion, including a hip to gable alteration, rear facing dormer and front facing roof lights
59 Langley Avenue

**AGENDA ITEM 8: CONSULTATION: NATURAL ENGLAND
PROPOSAL TO EXTEND BOUNDARY OF THE SUFFOLK COAST &
HEATHS AREA OF OUTSTANDING NATURAL BEAUTY**

Natural England has launched a consultation into the proposal to extend the boundary of the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (SC&H AONB) running for 12 weeks from 26th January 2018 to 20th April 2018.

Natural England is inviting the Town Council to respond as an organisation which may be interested in the proposals for the AONB.

Natural England would like to hear the views of the Town Council about whether it considers that the proposed extension meets the statutory natural beauty criterion, whether it is desirable that it should be designated as an extension and, if so, where the boundaries should be drawn.

Please see link below detailing the proposal:

<https://consult.defra.gov.uk/natural-england/suffolk-coast-and-heaths-aonb/>

Committee is requested to consider a response to Natural England on the proposal to extend the Suffolk Coast & Heaths Area of Outstanding Natural Beauty boundary.
