



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 24 January 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 10 January 2018 as a true record. **(Pages 5-7)**

**6. Planning Applications**

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

- a) **DC/17/5410/FUL** | Minor extensions to form two new 1 bed flats, reconfiguration of car parking and entrance area, erection of new entrance canopy, relocation of bin store, provision of secure cycle storage, provision of secure drying area, revisions to cladding and fenestration, provision of low level bollard lights to parking area and courtyard garden, and associated works.  
**Yetton Ward House, Cricket Hill Road**  
Applicant: Ben Bishop, Flagship Housing [Link to Documents](#)
- b) **DC/18/0021/FUL** | Conversion of existing four storey house to three self-contained flats. Small porch extension and alterations to one area of roofing.  
**8 High Beach**  
Applicant: Mr J Parker [Link to Documents](#)
- c) **DC/17/5409/FUL** | Single storey front and rear extensions to a detached two-storey property to provide a reception room to the front of the property and extended kitchen and utility room to the rear. Rear extension replaces the existing conservatory. Front extension to project 900mm ahead of the face of the existing house to allow for retention of the garage, as indicated on the supplied drawings.  
**74 Links Avenue**  
Applicant: Mrs Elizabeth Curry [Link to Documents](#)
- d) **DC/17/5413/FUL** | Two storey side extension.  
**The Brook, Gulpher Road**  
Applicant: Mr & Mrs Rayner [Link to Documents](#)
- e) **DC/18/0108/FUL** | Construction of a rear extension to enlarge kitchen & front entrance hall extension.  
**24 Exeter Road**  
Applicant: Mr Alan Day [Link to Documents](#)
- f) **DC/18/0083/ARM** | 1. Access, appearance, landscaping, layout, scale. 4. Access from DC/17/3235/OUT.  
**Land Adjacent 3 Exeter Road**  
Applicant: Mr A Coy [Link to Documents](#)

- g) **DC/18/0012/VOC | Application to vary condition 2 of DC/15/0151/FUL**  
(Erection of new building, part commercial/part residential) to allow for the alteration to the design of the ground and first floor so as to allow parts of the existing building to remain.  
**North Sea Hotel, Sea Road**  
Applicant: Mr Jon Bourn [Link to Documents](#)
- h) **DC/18/0049/FUL |** The proposal is for a single-storey rear and side extension in order to create an open planned Living Room area with a new Bathroom at ground floor level, which is required for ease of use for my client as the existing Bathroom is at first-floor level.  
**37 Church Lane**  
Applicant: Ms Vanessa Malcolm [Link to Documents](#)
- i) **DC/18/0014/FUL |** Garden annexe.  
**5 Kings Fleet Road**  
Applicant: Mr P Cox [Link to Documents](#)
- j) **DC/17/5432/FUL |** Addition of freestanding asgard 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**  
Applicant: Paul Taylor, Hope Trust [Link to Documents](#)
- k) **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**  
Applicant: Mr Thomas Reavie [Link to Documents](#)
- l) **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**  
Applicant: Mr Andrew Harvey [Link to Documents](#)
- m) **DC/18/0107/TCA |** To fell Silver Birch to south of house.  
**1 Northcliffe Court**  
Applicant: Mr Ian Wallace [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 7 February 2018 at 9.15am, Felixstowe Town Hall.



**Ash Tadjrishi**  
**Town Clerk**  
**17 January 2018**

For information (via email):           All Town Councillors  
  Local Press  
  Felixstowe Chamber of Trade & Commerce

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***Meetings of the Town Council and its Committees are open to the press and public who are welcome to attend***

## **AGENDA ITEM 5: CONFIRMATION OF MINUTES**

**MINUTES** of the **PLANNING & ENVIRONMENT COMMITTEE** meeting held at Felixstowe Town Hall on **Wednesday 10 January 2018** at **9.15am**.

**PRESENT:** Cllr A Smith (Chairman) Cllr Jon Garfield  
Cllr S Bird (Vice-Chairman) Cllr G Newman  
Cllr S Gallant Cllr D Savage  
Cllr Jan Garfield

**OFFICERS:** Mr A Tadjrishi (Town Clerk)

**IN ATTENDANCE:** Mr Roger Abbott, Felixstowe Chamber of Trade and Commerce.

### **416. PUBLIC QUESTION TIME**

There were none.

### **417. APOLOGIES FOR ABSENCE**

Apologies for absence were received from **Cllr N Barber**, **Cllr S Wiles** and **Cllr K Williams**.

### **418. DECLARATIONS OF INTEREST**

| <b>Member(s)</b>   | <b>Minute No.</b> | <b>Nature of Interest</b>  |
|--|-------------------|--|
| Cllr S Bird<br>Cllr S Gallant<br>Cllr D Savage<br>Cllr A Smith | All               | Local Non-Pecuniary (as Members of Suffolk Coastal District Council) |
| Cllr S Bird<br>Cllr G Newman                                   | All               | Local Non-Pecuniary (as Members of Suffolk County Council)           |

### **419. REQUEST FOR DISPENSATION**

There were none.

### **420. CONFIRMATION OF MINUTES**

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 13 December 2017** be signed by the **Chairman** as a true record.

### **421. PLANNING APPLICATIONS SUBMITTED UNDER DELEGATED POWERS**

It was **RESOLVED** that the comments submitted to **Suffolk Coastal District Council** by the Clerk, in accordance with delegated authority, for applications received since the date of the previous agenda with a deadline for response prior to the date of this meeting be noted as received.

#### 422. 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:

|                                       |  |
|---------------------------------------|--|
| <b>a</b>                              | <b>DC/17/5120/FUL   New replacement dwelling.<br/>Soundings, Golf Road</b> |
| <b>Committee recommended APPROVAL</b> |  |

|  |   |
|--|---|
| <b>b</b>   | <b>DC/17/5300/FUL   Provision of container storage units and open caravan/boat open storage.<br/>Land at Former Beach Station, Beach Station Road</b> |
| <b>Committee recommended REFUSAL on the grounds that the use of this site for storage containers and storage of caravans, albeit distinct from previous discussions in regard to its unauthorised use for storage of containers related to the Port of Felixstowe, is inappropriate in this location.</b>                  |   |
| <b>There are longstanding policies whose aim has been to preserve the residential and associated good quality commercial character of the older parts of the town east of the railway line. We would therefore wish to see a less-intrusive use of the site in terms of appearance for residents and tourist visitors.</b> |   |

|  |  |
|--|--|
| <b>c</b>   | <b>DC/17/5391/FUL   Proposed Loft conversion, including a hip to gable alteration, rear facing dormer and front facing rooflights.<br/>59 Langley Avenue</b> |
| <b>Having noted the neighbour objections, and in this specific circumstance, where all the neighbouring properties are small bungalows with modest gardens, Committee considered that there would be a significant loss of privacy to the small rear garden at no. 57 Langley Avenue and properties at Mill Lane would also be materially affected. As the proposal was therefore contrary to DM23(a), and to a degree DM23(c), Committee recommended REFUSAL.</b> |  |

|  |   |
|--|---|
| <b>d</b>                                     | <p><b>DC/17/5390/VOC   Variation of Condition No. 2 of DC/17/2554/FUL -</b><br/> Four houses in one block with associated landscaping, parking and amenity spaces. - The approved plans have been amended to take into account updated site conditions, amended building position, simplified parking arrangements, revised bin store position and revised external cladding material. Revised drawing relevant are: - 2284.16.203A - proposed elevations 2284.16.204A - site layout 2284.16.205A - externals layout, the condition to be varied to allow the revised plans in lieu of the previous approval.</p> <p><b>Bath Road</b></p> |
| <p><b>Committee recommended APPROVAL</b></p> |   |

**423. 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.

**424. CORRESPONDENCE**

None.

**425. CLOSURE**

The meeting was closed at 10.30am. The date of the next meeting was noted as being Wednesday 24 January 2018, 9.15am at Felixstowe Town Hall.

## **AGENDA ITEM 7: PLANNING DECISIONS**

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

|   |
|---|
| <p><b>DC/17/4765/FUL</b>   Replacement dwelling.<br/><b>Spindrift The Ferry</b></p>   |
| <p><b>DC/17/4813/FUL</b>   Proposed first floor extension to the rear, over existing snooker room, to create additional living space.<br/><b>Latimer House Martello Lane</b></p>  |
| <p><b>DC/17/4899/FUL</b>   Proposed single storey rear extension.<br/><b>9 Rosebery Road</b></p>  |
| <p><b>DC/17/4801/FUL</b>   Demolition of small rear utility &amp; construction of 2 storey rear extension.<br/><b>40 Beatrice Avenue</b></p>  |
| <p><b>DC/17/5056/FUL</b>   Proposed first floor extension over garage with single storey rear extension.<br/><b>10 Norman Close</b></p>   |
| <p><b>DC/17/5010/FUL</b>   Alterations to roof with addition of gable ends, raised ridge and insertion of six roof windows.<br/><b>6 Riby Road</b></p>  |
| <p><b>DC/17/5112/TCA</b>   T1 Horse Chestnut: 30% crown reduction, heavy shading and overhang. T2 Beech: 30% crown reduction, heavy shading. T3 Field Maple: repollard to previous pollard point, heavy shading. G1 Sycamore: repollard to previous pollard point. G2 Lime: repollard to previous pollard point, heavy shading, close to building. T5 Sycamore: repollard to previous pollard point, heavy shading. T6 Lime: repollard to previous pollard point, overhang on road side.<br/><b>Flat 2 52 Princes Road</b></p>  |
| <p><b>DC/17/5164/TCA</b>   T1 Walnut - lift crown to 6m above ground level over gardens 44 &amp; 44a and reduce laterals by up to 3m over the gardens.<br/><b>44A Leopold Road</b></p>  |
| <p><b>DC/17/5185/TCA</b>   General tree husbandry on steep cliff garden to the rear of 107 and 109 Undercliff Road West (wholly owned by 107) to maintain root stabilisation, protect existing structures and remove excessive tree height to avoid tree-fall, specifically (please refer to attached photo): (i) cut down to 600mm above adjacent ground Sycamore labelled 'A' and Ash labelled 'B'; (ii) pollard at 2 - 2.5m three Sycamores labelled 'C, D &amp; E'; (iii) cut back and continue to cut back long term all young Elms (annotated* where visible) to keep slender stems/trunks/shoots so as to reduce the risk of Dutch Elm Disease infection (recognising that older bark is susceptible to this infection).<br/><b>Garden to the Rear of 107 &amp; 109 Undercliff Road West</b></p> |



**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