



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 26 July 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 12 July 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/17/2789/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
Applicant: Mr Mark Senski [Link to Documents](#)
- b) **DC/17/2994/FUL** | Side and rear extensions.
12 Chaucer Road
Applicant: Mr & Mrs A Larsen [Link to Documents](#)
- c) **DC/17/3020/FUL** | Extensions. Amended scheme to that approved under DC/15/3978/FUL
75 Seaton Road
Applicant: Mr & Mrs M Ruffles [Link to Documents](#)
- d) **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
Applicant: Wilkinson [Link to Documents](#)
- e) **DC/17/2881/ADN** | 1 off non-illuminated fascia sign, 1 off non-illuminated projecting sign, reverse applied digitally printed graphics.
115 Hamilton Road
Applicant: Ms Karen Darler [Link to Documents](#)
- f) **DC/17/2912/TCA** | Front garden on boundary with Premier Inn 1 x self Set Sycamore, fell to ground level. Reason: The tree is of low amenity value, it is a poor specimen and causing damage to our property and fouling telephone wires. The tree is 1.2m from the property, it is approx.12m in height, spread of 3.5m and trunk girth of 49cm circumference.
3 Undercliff Road West
Applicant: Mr David Baker [Link to Documents](#)

g) **DC/17/2959/TCA** | Trees numbered s per application & site plan rear garden T1 Holm Oak : Top & front branch hanging over garden reduce back by 20 to 30%, Left hand side (lower branch) over neighbour reduce back to trunk T2 Holm Oak: Top reduce back by 20 to 30% (shape to remain), right hand side (over garden) reduce back by 20%. The 2 trees are beginning to encroach on the garden creating an environment where nothing will grow underneath.

Maytree House 60 Maybush Lane

Applicant: Mr Peter Clark

[Link to Documents](#)

h) **DC/17/2837/TCA** | Trees on north side of site (3no. Sycamore, 1no. Lime) to be pollarded at 2m. Trees next to driveway (3no. Acacia, 3no. Sycamore, 1no. Eucalyptus) - to be reduced by 50%.

Wadgate House 50 Princes Road

Applicant: Mr Gary Miller

[Link to Documents](#)

7. Planning Decisions

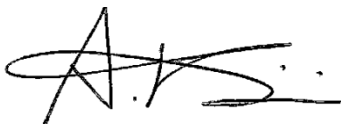
To note the decisions received from Suffolk Coastal District Council since the date of the previous agenda and up until the date of this agenda. **(Page 9)**

8. Correspondence

To note any items of correspondence.

9. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 9 August 2017 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi

Town Clerk

19 July 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 12 July 2017** at **9.15am.**

PRESENT:

Cllr A Smith (Chairman)	Cllr Jon Garfield
Cllr S Bird (Vice-Chairman)	Cllr D Savage (<i>to item 123i</i>)
Cllr S Gallant	Cllr S Wiles
Cllr Jan Garfield	Cllr K Williams
Cllr G Newman	

OFFICERS: Mr A Tadjrishi (Town Clerk)

119. PUBLIC QUESTION TIME

There were none.

120. APOLOGIES FOR ABSENCE

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

Apologies in advance of having to leave the meeting early were received from **Cllr D Savage**.

121. 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)

122. REQUEST FOR DISPENSATION

There were none.

123. CONFIRMATION OF MINUTES

It was **RESOLVED** that the **Minutes of the Planning & Environment Committee Meeting held on 28 June 2017 be signed by the Chairman as a true record.**

124. 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/17/2554/FUL Four houses in one block with associated landscaping, parking and amenity spaces Bath Road
Committee carefully considered this application for four houses within the designated Conservation Area. Having had regard to the impact on the street scene and the setting of the nearby Grade II listed buildings, Harvest House and former Bath Hotel Stable, Committee recommended APPROVAL.	
b	DC/17/2769/FUL Remove existing balcony to front and ground floor structure under. New two storey, and single storey extension to the front with new balcony over the single storey. New pitched roof in place of existing flat roof to main house and garage, new mono-pitch roof to outbuildings to rear. 101 Cliff Road
Committee recommended APPROVAL.	
c	DC/17/2050/FUL Erection of a 1 ½ storey Dwelling 40 King Street
Committee recommended APPROVAL. With consideration to policy DM7, Committee welcomed the proposal which contributes towards a need for similar smaller properties in the town.	
d	DC/17/2617/FUL Proposed alterations and extensions Friarscroft, Marcus Road
Committee recommended APPROVAL.	
e	DC/17/2046/FUL Single storey rear and side extensions 51 Exeter Road
Committee recommended APPROVAL.	

f	DC/17/2692/FUL Removal of existing timber/metal framed windows to first and second floor levels to front and rear elevations and door to first floor level (providing access to the residential flat) and replacement with PVCu windows and door to match existing design. 54 Hamilton Road
Committee recommended APPROVAL.	

g	DC/17/0408/FUL Erection of single site extension (following demolition of existing conservatory and outbuilding) 359 High Street Walton
Committee recommended APPROVAL. Committee carefully considered all aspects of the application, notably the issues relating to the curtilage of the Mill, as laid out in the Heritage Impact Assessment and SCDC Planning Officer’s report. On balance Committee felt that the proposals would improve the setting.	

h	DC/17/2763/FUL Front extension to replace conservatory Holm Oak 4A Hamilton Gardens
Committee recommended APPROVAL.	

i	DC/17/2599/FUL Side Extension (at level + 2.50m) Sans Souci The Ferry
Committee recommended APPROVAL.	

At this point, 10.40am, Cllr D Savage left the meeting.

j	DC/17/2748/FUL rear extension (revised scheme_ amended materials) 25 Constable Road
Committee recommended APPROVAL.	

k	<p>DC/17/2434/FUL Erection of store shed in front garden to house mobility scooter. 37 Church Lane</p>
<p>Members acknowledged that in normal circumstances the erection of a shed in a front garden would not be acceptable. However, taking account of the personal circumstances of this case, Committee recommended APPROVAL subject to:</p> <p style="padding-left: 40px;">a) any permission granted being personal to the applicant; and, b) any permission being temporary, conditioned for 5 years.</p>	

125. 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.

126. CORRESPONDENCE

The Town Clerk advised of the following correspondence:

- a) **Location of haul road for development at Walton Green South.** The Clerk advised of correspondence received from Barratt Homes in response to Committee’s request that every effort is made to provide an alternative haul road access in order to protect the safety of school users during the development. Committee noted that Cllr M Deacon had also been in discussion with Barratts and SCC Highways, raising similar concerns. The Clerk was asked to write to SCDC and ask that the relative risks of potential access roads are reviewed as Committee felt that the risks posed by the shared access route with the school were unacceptably high in comparison
- b) **Appeal APP/J3530/W/15/313870 (Land at Candlet Road).** Committee noted the details of the letter submitted by the Clerk following the publication of the Suffolk Coastal District Council’s Housing Land Supply Assessment in response to the Candlet Road appeal currently being considered by the Secretary of State.
- c) **Proposed grant application to Highways England for one 50kW Rapid charger (30 minute EV charge time) covering two car parking spaces in either North or South Martello Car Parks.** Correspondence from SCDC Environmental Sustainability Officer advising that Babergh Mid Suffolk Council were to act as a lead project manager in a grant application to Highways England for a series of charge points in Norfolk and Suffolk. Members welcomed the proposals.
- d) **DC/16/4127/COU | Change of use of land for the storage of caravans | Cowpasture Farm Gulpher Road.** A Member reported that caravans continued to be stored at the property despite permission being refused

for this activity. The Clerk agreed to follow this up with the SCDC Planning Officer for enforcement.

RESOLVED that the correspondence be noted.

127. CLOSURE

The meeting was closed at 11.25am. The date of the next meeting was noted as being Wednesday 26 July 2017, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/17/1935/FUL | Removal of existing timber windows to front and rear elevations to be replaced with white UPVC double glazed windows.

Flat 2 5 Beach Road West

DC/17/2030/FUL | Replacement entrance doors/side panels (to access communal areas) and eight windows.

Felix Court Sea Road

DC/17/2133/FUL | Erection of canopy for spectators.

Felixstowe Bowls Club Crescent Road

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.