



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 31 May 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 17 May 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/17/1949/FUL** | Rear extension.
22 Berners Road
Applicant: Mr & Mrs T Allsop [Link to Documents](#)
- b) **DC/17/2023/FUL** | Proposed rear and side single storey extensions, amended from previous scheme refused DC/16/4600/FUL; Roof design redesigned and reduced in height.
12 Holland Road
Applicant: Ms T Mertons [Link to Documents](#)
- c) **DC/17/1901/FUL** | 1 Proposed new porch 2. Replacing existing cladding tiles with 'Hard-i-plank' horizontal cladding.
14A Garfield Road
Applicant: Mr & Mrs Lee Cunnell [Link to Documents](#)
- d) **DC/17/2030/FUL** | Replacement entrance doors/side panels (to access communal areas) and eight windows.
Felix Court, Sea Road
Applicant: Felix Court Residents Group [Link to Documents](#)
- e) **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
Applicant: Mrs Lavery [Link to Documents](#)
- f) **DC/17/2133/FUL** | Erection of canopy for spectators.
Felixstowe Bowls Club, Crescent Road
Applicant: Felixstowe Bowls Club [Link to Documents](#)
- g) **DC/17/1921/FUL** | Retention of outbuilding with existing canopy to be removed.
49 Brightwell Close
Applicant: Mr Clarke [Link to Documents](#)
- h) **DC/17/2149/COU** | Change of use on ground floor of building only, from store and premises to retail class A1.
259/261 High Street, Walton
Applicant: Mr Steve Bloomfield [Link to Documents](#)
- i) **DC/17/2097/TCA** | To fell roadside Lime tree.
46 Berners Road
Applicant: Mrs Maggie Cooper [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. **(Pages 7-8)**

8. Suffolk Coastal Local Plan Review – Discussion Workshops

To note the report of the Planning Administration Officer following attendance at a Workshop held 22nd May 2017 at Kirton Recreation Ground. **(Page 8)**

9. Appeal APP/J3530/W/15/3138710 (Land at Candlet Road)

To consider any further representation to the Secretary of State in relation to the above appeal. **(Page 9)**

10. Correspondence

To note any items of correspondence.

11. Closure

To close proceedings and confirm the date of the next meeting scheduled for Wednesday 14 June 2017 at 9.15am, Felixstowe Town Hall.



Ash Tadjrishi
Town Clerk
24 May 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

27. 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/17/1512/FUL Proposed detached dwelling, two bay garage and new vehicular access. The Postern Marcus Road
Committee recommended APPROVAL	

At this point the Chairman invited questions from the students and teachers. Members were asked about the importance of planning permission; what rules there were for Councillors who may want to make alterations to, or build, a house; and what 'Minutes' are.

At 9.55am the meeting was adjourned to enable some of the students and teachers from Langer Primary School to leave the meeting.

At 10am the meeting reconvened and the Chairman welcomed a second group of students and teachers from Langer Primary School.

b	DC/17/0632/FUL Erection of log cabin (retrospective application). 7 Gulpher Road
Committee recommended APPROVAL	

At this point the Chairman invited questions from the students and teachers. Members were asked about the importance of discussing local matters in Felixstowe; how long the meeting lasts; and, how the room has changed over the years.

At 10.15am the meeting was adjourned to enable the students and teachers to leave the meeting.

At 10.20am the meeting reconvened.

c	DC/17/1813/TPO To crown lift up to 4m. 4no. Holm Oaks on north side of building to relieve shading on lawn area. Convent Of Jesus And Mary 63 Orwell Road
Committee had NO OBJECTIONS to the proposed works subject to the guidance of the District Council's Arboricultural Officer.	

28. 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.

29. LOCAL PLAN REVIEW – INVITATION TO DISCUSSION WORKSHOPS

Committee considered the request to appoint up to three representatives to attend Discussion Workshops organised by Suffolk Coastal District Council concerning the Local Plan Review.

RESOLVED that:

- i. Cllr Jan Garfield represent the Town Council at the 2nd June 2017 workshop at Kesgrave Community Centre;**
- ii. the Planning Administration Officer represent the Town Council at the 22nd May 2017 workshop at Kirton Recreation Ground; and,**
- iii. the Planning Administration Officer offer the final place on one of the workshops among those Councillors who were not Members of the Committee.**

30. CORRESPONDENCE

The Planning Administration Officer presented the following correspondence:

- a) Neighbourhood Planning Notice – Trimley St Mary. Letter from Suffolk Coastal District Council confirming that the Neighbourhood Plan Area for Trimley St Mary had been approved..**

RESOLVED that the correspondence be noted.

31. CLOSURE

The meeting was closed at 10.30am. The date of the next meeting was noted as being Wednesday 31 May 2017, 9.15am at Felixstowe Town Hall.

AGENDA ITEM 7: PLANNING DECISIONS

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

DC/17/1414/FUL | Conversion of loft providing 2no dormers.
8 Rosemary Avenue

DC/17/1211/FUL | Replace existing wooden framed windows with equivalent UPVC framed windows to match style and type to those on adjacent flats.
Flat 2 Ranelagh Court Ranelagh Road

DC/17/1382/FUL | Erection of porch and works to existing driveway to provide easier access to residential home. Porch will also act as more defined entrance to building for visitors.
White Gables Residential Home 16 Stanley Road

DC/17/1150/FUL | Replacement of wooden single pane windows in a flat to double glazed pvc windows.
49 Nelson Court Blyford Way

DC/17/1266/FUL | Raise Felixstowe Ferry Cafe 400mm.
Felixstowe Ferry Cafe The Ferry

DC/17/1651/FUL | Erection of single storey rear extension.
31 Lynwood Avenue

DC/17/0973/VOC | Variation of Condition No.2 of DC/15/2221/FUL - Single storey front and rear extension, detached garage (remove front conservatory and detached garage) - 1) The garage will no longer be demolished and replaced. The old one will be refurbished. 2) The new Porch/Verandah at the front replacing the conservatory will have a flat roof not tiled as shown on the plans. 3) The roof tiles will no longer be replaced with new, the old ones remain. 4) Only the front (south) elevation will be boarded, the rest will be rendered and painted. 5) The window on the east elevation of the Kitchen/Diner are now double French doors. 6) The Kitchen door on the north elevation has been removed.
51 Brook Lane

DC/17/1504/FUL | Proposed conversion of 1 No. HMO comprising of 8 No. bedsits and 1 No. 1 bed flat to 5 No. residential flats.
101 Bath 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.

**AGENDA ITEM 8: LOCAL PLAN REVIEW - DISCUSSION
WORKSHOPS**

Committee is requested to note that the Planning Administration Officer attended the Local Plan Review Discussion Workshop on 22nd May at Kirton Recreation Ground as requested.

Topics covered included:

- Why review the Local Plan now
- Timetable of the Local Plan Review
- Information regarding the Local Plan Working Group
- What the Review means
- Scope of the Local Plan Review
- The current Development Plan
- Saved policies
- Issues and Options stage
- Settlement hierarchy/alternative approach
- Discussion focus – social, economic and environmental issues facing communities.

Cllrs Jan Garfield and Tracey Green will be representing the Town Council at the Workshop at Kesgrave on Friday 2nd June.

Committee is requested to note the report above and any further updates provided at the meeting.

AGENDA ITEM 9: APPEAL APP/J3530/W/15/3138710 (LAND AT CANDLET ROAD)

On 13 January 2016, Committee was advised that Christchurch Land & Estates had appealed against Suffolk Coastal District Council's refusal of planning application DC/15/1128/OUT Land At Candlet Road (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). Committee submitted Felixstowe Town Council's representation to this case on 28th January 2016 (*Minute #409 of 2015/16 refers*). The link to the case on the Appeals Casework Portal is here: <https://acp.planninginspectorate.gov.uk/ViewCase.aspx?caseid=3138710>

Between 27 - 30 September 2016, the appointed Planning Inspector held evidence sessions into the appeal. The Chairman of the Planning & Environment Committee, on behalf of the Town Council, and Cllr K Williams as a Town Council Ward Member, attended the hearing to put forward the views of the Town Council and local residents.

On 16 February the Town Council was advised that the appeal had been recovered for the Secretary of State's determination with a decision date of 8 June 2017. The Town Council was invited to make any further representation at that time. At Committee's request, the Clerk responded with reference to recent approvals for significant housing developments in the area and the formal adoption in January 2017 of the Felixstowe Peninsula Area Action Plan. This was submitted to the Secretary of State on 2 March 2017.

Committee is requested to note that the Council has received correspondence from the Secretary of State to advise that he takes the view that the Supreme Court judgment on the cases of Cheshire East BC v SSCLG and Suffolk DC v SSCLG, which was handed down on Wednesday 10 May 2017, includes new information which may be material to the application before him. A link to this judgement is here: <https://www.supremecourt.uk/cases/docs/uksc-2016-0076-judgment.pdf>

Committee has been given the opportunity to submit written representations, by Thursday 1 June 2017, if it considers that the case put to the Inspector at the inquiry is affected by the Supreme Court's decision. Comments should be confined to the matters arising from this judgment and should not seek to raise any other matters.

Committee is also advised that the Secretary of State has given notice that he has varied the timetable for his decision which was previously set, and he will now issue his decision on or before 20 July 2017.

A draft response is being prepared and will be brought to Committee for consideration.

Committee is requested to consider any further representation to the Secretary of State in relation to the above appeal.